

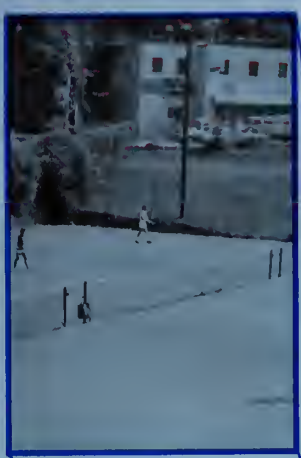
NA 3  
11: M 34/5  
22

N. C.  
Doc.

# NEIGHBORHOOD ANALYSIS

SEP 13 1977

NORTH CAROLINA STATE LIBRARY  
RALEIGH



## MARION, NORTH CAROLINA



## NEIGHBORHOOD ANALYSIS


MARION, NORTH CAROLINA

Preparation of this document was financed in part through an urban planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.





<b>STANDARD TITLE PAGE FOR TECHNICAL REPORTS</b>		1. Report No.	2. Govt. Accession No.	3. Recipient's Catalog No.
4. Title and Subtitle		5. Report Date		6. Performing Organization Code
NEIGHBORHOOD ANALYSIS, MARION, NORTH CAROLINA		December, 1976		
7. Author(s)		8. Performing Organization Rept. No.		
Marion Planning Board, Linwood Harton, Project Planner				
9. Performing Organization Name and Address		10. Project/Task/Work Unit No.		
N.C. DEPT. NATURAL & ECONOMIC RESOURCES DIVISION OF COMMUNITY SERVICES P.O. BOX 27687 - RALEIGH, N.C. 27611		11. Contract/Grant No.		
		CPA-NC-04-00-1000		
12. Sponsoring Agency Name and Address		13. Type of Report & Period Covered		
Department of Housing and Urban Development 451 Seventh Street, S.W. Washington, D.C. 20410		Final		
14. Sponsoring Agency Code				
15. Supplementary Notes				
16. Abstracts				
<p>This report divides the City of Marion and the planning area into ten neighborhoods. Each neighborhood is examined in terms of physical and social blight. Recommendations are made on methods of eliminating existing blight and ways of preventing future blight.</p>				
17. Key Words and Document Analysis. (a). Descriptors				
17b. Identifiers/Open-Ended Terms				
17c. COSATI Field/Group				
18. Distribution Statement		19. Security Class.(This Report)	21. No. of Pages	
		UNCLASSIFIED	115	
		20. Security Class.(This Page)	22. Price	
		UNCLASSIFIED		



Digitized by the Internet Archive  
in 2012 with funding from  
LYRASIS Members and Sloan Foundation

<http://archive.org/details/neighborhoodanal1976mari>

NEIGHBORHOOD ANALYSIS

MARION, NORTH CAROLINA

PREPARED FOR:

The City of Marion, North Carolina  
James H. Segars, Mayor

City Council

A. Everette Clark, Mayor Pro Tem

Larry Brown

Oliver Cross

Robert James

Horace Wilkerson

City Manager

J. Earl Daniels

PREPARED BY:

Marion Planning Board

Marshall Dark, Chairman

Phillip Steppe, Vice Chairman

Dennis Turman

Harry Patton

Mrs. Larry Brown

Kristi Neal

David DeBruhl

J. W. Bagwell

TECHNICAL ASSISTANCE  
PROVIDED BY:

NORTH CAROLINA DEPARTMENT OF NATURAL  
AND ECONOMIC RESOURCES

Howard N. Lee, Secretary

Division of Community Assistance

Billy Ray Hall, Director

Local Planning and Management Services  
Section

F. J. Johnson, Chief

Western Field Office, Asheville, N. C.

Alan Lang, Chief Planner

Linwood M. Harton, Jr., Project Planner

Hermon Rector, Draftsman

James McMinn, Draftsman

Phyllis Hipps, Stenographer

PREPARED:

December, 1976



## TABLE OF CONTENTS

	<u>Page</u>
PART I	INTRODUCTION, PURPOSE AND SCOPE
	Introduction 1
	Causes of Blight 3
	Delineation of Neighborhoods 4
PART II	HOUSING CONDITIONS
	Introduction 7
	External Survey 9
	U. S. Census Survey of Housing 12
	New Residential Construction 12
PART III	ECONOMIC CONDITIONS
	Family Income 21
	Value of Owner Occupied Housing and Monthly Rent 21
PART IV	ENVIRONMENTAL CONDITIONS
	Fire Occurrences (Residential) 25
	Vehicle and Pedestrian Accidents 30
	Unpaved Streets 30
	Recreation and School Facilities 30
	Heavy Traffic Volumes 41
PART V	SOCIAL CONDITIONS
	Stillbirths and Infant Mortality 48
	Tuberculosis 48
	Illigitimate Births 52
	Adult Crimes Against Persons and Property 56
	Juvenile Delinquency 60
	Public Welfare 60
	School Dropouts 60



## TABLE OF CONTENTS

	<u>Page</u>
Venereal Disease	64
PART VI	CONDITION OF NEIGHBORHOODS
Neighborhood A	70
Neighborhood B	72
Neighborhood C	75
Neighborhood D	77
Neighborhood E	80
Neighborhood F	83
Neighborhood G	85
Neighborhood H	87
Neighborhood I	89
Neighborhood J	92
PART VII	SUMMARY AND RECOMMENDATIONS
Analysis of Blight for Marion and the Planning Area	95
Neighborhood Objectives and Goals	95
Recommended Blight Control Program	99
PART VIII	CONCLUDING REMARKS
	103
APPENDIX - Environmental Considerations and Abstract	107





## TABLES

	<u>Page</u>
1 Survey of Housing Conditions by Neighborhood	10
2 Housing Characteristics for Marion	15
3 New Residential Construction, 1974-76	16
4 Family Income Breakdown for Marion	22
5 Value of Owner Occupied Units	23
6 Rental Charge (Contract Rent)	24
7 Major Residential Fires, 1975-1976	29
8 Vehicle and Pedestrian Accidents, 1975-76	33
9 Unpaved Streets	34
10 Tuberculosis 1975-1976	51
11 Illegitimate Births 1975-1976	55
12 Adult Crimes Against Persons and Property 1975	59
13 School Dropouts 1975-1976	63
14 Venereal Disease 1975-1976	67
15 Comparison of Neighborhoods by Selected Characteristics	105



## MAPS

	<u>Page</u>
1 NEIGHBORHOODS	5
2 MAJOR AREAS OF SUBSTANDARD HOUSING	13
3 RESIDENTIAL CONSTRUCTION 1974-1976	17
4 RESIDENTIAL FIRES 1975-1976	27
5 VEHICLE AND PEDESTRIAN ACCIDENTS 1975-1976	31
6 UNPAVED STREETS	35
7 RECREATION AND SCHOOL FACILITIES	43
8 AVERAGE DAILY TRAFFIC VOLUMES 1975	45
9 TUBERCULOSIS 1975-1976	49
10 ILLIGITIMATE BIRTHS 1975-1976	53
11 ADULT CRIMES 1975	57
12 SCHOOL DROPOUTS 1975-1976	61
13 VENEREAL DISEASE 1975-1976	65
14 RECOMMENDED TREATMENT AREAS	101



# Introduction, Purpose & Scope



**PART 1**





## INTRODUCTION, PURPOSE AND SCOPE

Virtually no city is free from blight. The problem of blight demands a concentrated and continuous effort to detect and eradicate in its embryonic stages. Otherwise it will spread in a contagious fashion, eventually leading to deterioration of sizable residential areas. A neighborhood analysis study is designed to evaluate a community on a neighborhood basis to determine the presence and frequency of factors that contribute to blight.

Blight defies any single concise definition. To most people blight is exemplified by substandard housing, junk and trash in streets and yards, outdoor privies and other physical characteristics. For the most part, however, these conditions are only the final results of a much more serious and less understood problem--that of human blight. When defining blight one must also include broken homes, illiterate fathers and mothers, hungry children, poor health, crime and lack of hope for the future. Consequently, the eradication of blight involves much more than the rehabilitation of substandard housing. It involves a rehabilitation of people as well: a rehabilitation that will instill hope and pride both in themselves and their community. Attacking only the problem of physical blight is at best a temporary solution. This study, therefore, will involve a strong emphasis on social as well as physical characteristics of blight.

"The slums are not just filthy, broken down tenements, garbage and trash in the streets, junk in the vacant lots and vermin everywhere. The slums are people--people who lead harried, hollow, hopeless, often desperate lives. Home of the illiterate, the dropout, the unwed mother, the unwanted child, the slum breeds, the junky, the prostitute, the alcoholic, the



gang member, the hardened criminal.

Until the slums are cleaned out physically and the slum mentality and morality are transformed, the United States will continue to spawn within itself the very problems which sap it of its resources and mock at its high ideals.

No slum is an island unto itself. The day of the ghetto is over. The rest of the city and the rest of the country can no longer ignore it and charity is no longer enough.

Herculean antipoverty and urban renewal efforts will be needed. We must provide for better educational opportunities and for better living conditions, and we will have to open channels whereby people can get out of the ghettos and slums, regardless of their race.

Above all we must help the victims of slum-living to help themselves. Ways must be found to strengthen their hope and motivation, to instill in them a stronger sense of civic responsibility, to awaken a clearer recognition of the necessity of moral conduct for human progress. The urgent need for vastly improved environmental conditions cannot be divorced from the even more fundamental need for mental, moral and spiritual transformation. To do these things and to do them well, will demand the best of all concerned. To fail to do them or to do them poorly is to risk disaster for all concerned."<sup>1</sup>

Most people tend to identify with their own neighborhood. It is within this area that they live, worship, shop, play, visit friends and often work.

---

<sup>1</sup>Editorial in Part, Christian Science Monitor, August 2, 1966.



Consequently, their perception of the whole community is conditioned in large part by their perception of the neighborhood in which they live. When people live in poor surroundings, they lose pride and thus have little or no motivation to better themselves or their community. Blight, therefore, becomes more intense and begins to spread,

It is essential then that one's surroundings be a clean and wholesome place in which to live. Bad housing and unhealthy social conditions (crime, disease, etc.) are related to each other as blighted conditions tend to encourage irresponsible behavior. Pleasant neighborhoods on the other hand encourage a feeling of pride, instilling in the residents a strong incentive for good citizenship.

The following pages contain statistics that reflect the living conditions of people. Hopefully this study will focus increased attention on various ways of helping those living in blighted conditions to help themselves.

#### Causes of Blight

For the purposes of this study, the following conditions, although not exhaustive, represent some of the major contributors to blight:

1. Incompatible land uses, such as a mixture of residential, industrial and commercial uses.
2. Inadequate community facilities, such as absence of sidewalks, curbs and gutters and fire hydrants or substandard streets, water and sewage systems.
3. Poor lot plotting caused by the absence of subdivision regulations when the land was developed.
4. Absentee ownership of property.

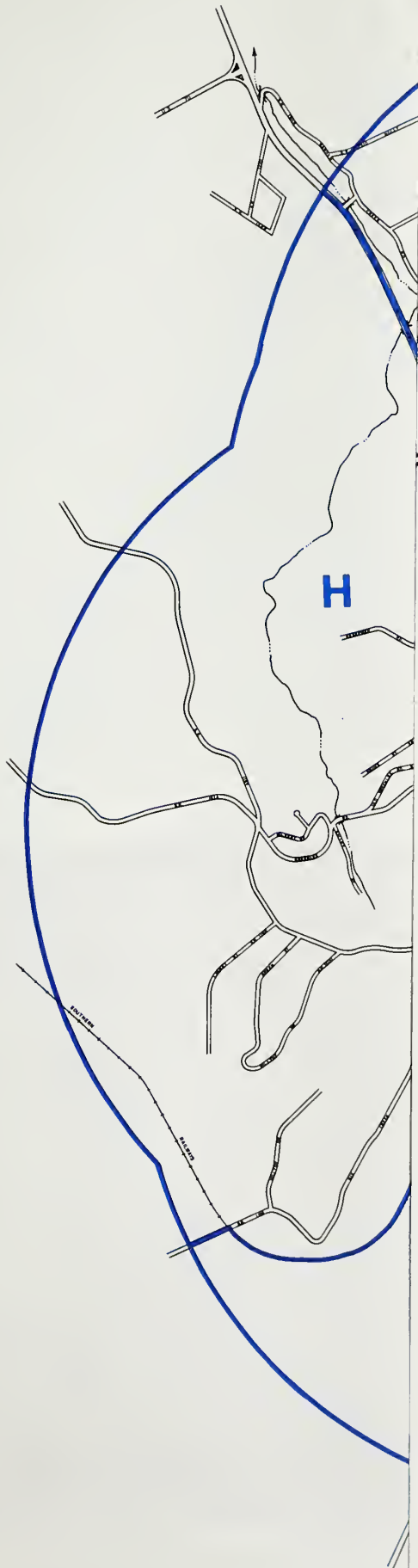
5. Absence of a minimum housing ordinance, building code, and zoning ordinance in prior years.
6. Heavy traffic on narrow and poorly designed streets in residential areas.
7. Racial discrimination and isolation.
8. Apathy regarding blight.
9. The presence of railroad lines in residential areas.
10. Existing low levels of income.
11. Obsolete and vacant buildings.
12. Inadequate recreation facilities.
13. Inadequate original construction.

#### Delineation of Neighborhoods

In most cases neighborhoods are delineated according to homogeneity with respect to existing physical, social and economic conditions. Where practical, neighborhood boundaries follow distinguishable geographic boundaries such as thoroughfares, railroads, rivers, corporate and planning boundaries and changes in zoning district boundaries.

For purposes of this study, Marion and its planning area, defined as extending not more than one mile in all directions from the present city limits, have been divided into ten neighborhoods (See Map 1); six inside the city limits and four in the planning area. In addition, a Central Business District (CBD) has been delineated. This area contains the major shopping section of Marion and within which there are no residences. Each neighborhood will be described according to geographic boundaries and housing conditions. Social, economic and environmental conditions will be studied for all neighborhoods within Marion. These conditions in the planning area will be presented when data is readily available.

# ARION, NORTH CAROLINA



## NEIGHBORHOOD DELINEATION

Source: Department of Natural and Economic Resources  
Division of Community Assistance



0 800 1600 2400 3200 4000



SCALE IN FEET

5. Absence of a minimum housing ordinance, building code, and zoning ordinance in prior years.
6. Heavy traffic on narrow and poorly designed streets in residential areas.
7. Racial discrimination and isolation.
8. Apathy regarding blight.
9. The presence of railroad lines in residential areas.
10. Existing low levels of income.
11. Obsolete and vacant buildings.
12. Inadequate recreation facilities.
13. Inadequate original construction.

#### Delineation of Neighborhoods

In most cases neighborhoods are delineated according to homogeneity with respect to existing physical, social and economic conditions. Where practical, neighborhood boundaries follow distinguishable geographic boundaries such as thoroughfares, railroads, rivers, corporate and planning boundaries and changes in zoning district boundaries.

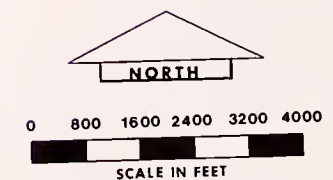
For purposes of this study, Marion and its planning area, defined as extending not more than one mile in all directions from the present city limits, have been divided into ten neighborhoods (See Map 1); six inside the city limits and four in the planning area. In addition, a Central Business District (CBD) has been delineated. This area contains the major shopping section of Marion and within which there are no residences. Each neighborhood will be described according to geographic boundaries and housing conditions. Social, economic and environmental conditions will be studied for all neighborhoods within Marion. These conditions in the planning area will be presented when data is readily available.

# MARION, NORTH CAROLINA

MAP 1

## NEIGHBORHOOD DELINEATION

SOURCE: Department of Natural and Economic Resources  
Division of Community Assistance







# Housing Conditions



**PART 2**





## PART 2 - HOUSING CONDITIONS

### Housing Conditions

#### Introduction

Due to the recent recession, housing construction nationwide has been slowed significantly. Marion is no exception. The upward mobility of families into better quality housing involves a filtering process. When the housing market is in a depressed condition, this filtering process is significantly slowed. This hurts lower income families the most. Dwelling units become available for occupancy through being vacated or through new housing stock. Vacated housing can occur either through death of the residents or a change of residence. Often, as a family's size and income increase it needs and can afford larger more expensive homes. These are usually the newer homes built on cheaper land at the periphery of the city. The vacated older housing then becomes available to the lower income families as a result of a decline in market price due to a lack of demand from higher income families. The implication of this filtering process is that if the relative price of the housing decreases more rapidly than the quality, then the lower income families will be able to afford successively better quality housing.

Basically, there are two factors affecting the rate of filtering: the rate of construction of new housing and the demand for housing. If the rate of construction is greater than the demand then the relative value of the older housing may decrease quite rapidly. The depth of this filtering depends upon the range in value of the new housing being constructed. If most of the new housing is for the more wealthy then upward filtering of lower income groups will be possible with these groups occupying the houses previously owned by the more wealthy. On the other hand, with a depressed housing construction market the relative value of all housing units will not

decrease and will possibly increase if there is a strong demand for housing. In this situation, the quality of housing might decrease while the price would not. The lower income families suffer the most as they are forced to occupy substandard housing at quite high rents.

This condition is fairly characteristic of Marion as in most areas of the country. With very little upward mobility in the housing market it is extremely important that Marion continue to pursue a vigorous housing code enforcement program in order to upgrade the deteriorating units and to prevent the standard units from deteriorating. There is also a need for more public housing in order to provide for those presently living in dilapidated units. When this is done the vacated dilapidated houses can be demolished. Marion is fortunate in that only approximately 2.4 percent of the housing units inside the city limits are classified as dilapidated.

Out of a total of 3,703 dwelling units located in Marion and the planning area, 2,461 (66 percent) are located outside the city limits. In addition most new housing construction is occurring in the planning area outside the city. At the present time neither zoning, building code enforcement nor subdivision regulations are enforced in the planning area. Marion enforces building codes and zoning within its city limits. The planning area contains a much larger percentage of substandard housing than does the city. It is not uncommon to find an expensive house located next to a substandard house in the planning area. Given the density of existing development and the high probability that most new development will occur in the planning area, it is extremely important that zoning, building codes and subdivision regulations be enforced either by the city or the county. This is necessary to prevent haphazard development that will become a more acute problem as this area continues to develop.

## External Survey

A housing survey was conducted for Marion and its planning area in August, 1976 (See Table 1). The survey consisted only of a "windshield inspection." However, an internal inspection of housing units might in some cases justify placing the unit in another classification--probably a lower one. Houses were conditioned as either standard, deteriorating or dilapidated. The following criteria were used in the survey:

1. Standard Housing: Standard housing has no defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint, slight damage to porch or steps and small cracks in walls.
2. Deteriorating Housing: Deteriorating housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over small area of wall, foundation, floor or roof, or badly damaged steps or porch.
3. Dilapidated Housing: Dilapidated housing does not provide safe and adequate shelter; in its present condition, it endangers the health, safety, or well-being of its occupants. Such housing represents inadequate original construction or has one or more critical defects so critical or wide-spread that the structure should be extensively repaired, rebuilt or torn down. Examples

TABLE 1  
SURVEY OF HOUSING CONDITIONS BY NEIGHBORHOOD

Neighborhood	Multi-Family		Standard		Deteriorated		Dilapidated		Mobile Homes		Total DU's
<u>City</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	
A	4	2.5	135	87.6	16	10.3	2	1.2	1	.6	158
B	2	.7	162	57.2	90	31.8	15	5.3	16	5.7	285
C	20	19.0	74	87.1	9	10.6	1	1.2	1	1.2	105
D	25	10.2	184	83.7	29	13.2	1	.5	6	2.7	245
E	8	3.5	172	70.9	33	14.7	6	2.7	11	5.0	230
F	<u>16</u>	<u>7.3</u>	<u>138</u>	<u>68.0</u>	<u>46</u>	<u>22.7</u>	<u>5</u>	<u>2.5</u>	<u>14</u>	<u>6.9</u>	<u>219</u>
Subtotal	75	6.0	865	69.6	223	18.0	30	2.4	49	3.9	1,242
<u>Planning Area</u>											
G	34	6.7	204	42.9	140	29.5	32	6.7	99	20.8	509
H	29	6.6	234	56.7	109	26.4	19	4.6	51	12.3	442
I	22	3.1	399	57.4	194	27.9	24	3.5	78	11.2	717
J	<u>22</u>	<u>2.8</u>	<u>310</u>	<u>40.2</u>	<u>333</u>	<u>43.2</u>	<u>70</u>	<u>9.1</u>	<u>58</u>	<u>7.5</u>	<u>793</u>
Subtotal	<u>107</u>	<u>4.3</u>	<u>1,147</u>	<u>48.7</u>	<u>776</u>	<u>33.0</u>	<u>145</u>	<u>6.2</u>	<u>286</u>	<u>12.1</u>	<u>2,461</u>
TOTAL	<u>182</u>	<u>4.9</u>	<u>2,012</u>	<u>57.1</u>	<u>999</u>	<u>28.4</u>	<u>175</u>	<u>5.0</u>	<u>335</u>	<u>9.5</u>	<u>3,703</u>

SOURCE: 1976 Survey by Department of Natural and Economic Resources, Division of Community Assistance

of defects are: holes, open cracks, loose or missing materials over a large area of the foundation, walls or roof, and extensive damage by storm, fire or flood; sagging roof or foundation. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, should be demolished.

Although not to the extent of some other cities in North Carolina of similar size, the housing stock in Marion is fairly old with just over forty percent (40%) of the units being built before 1940. This, along with the fact that upward mobility in the housing market is very limited, creates a situation making it very important that existing housing be properly maintained and in many cases upgraded. Thus the city should pursue active code enforcement and rehabilitation programs. For this reason, a conscious effort was made to classify substandard housing as deteriorated rather than dilapidated if it appeared at all feasible that the unit could be upgraded. Emphasis was placed on the impact of a house upon the neighborhood in terms of health hazards and property values rather than the impact of internal conditions on the residences themselves.

Within the city limits the only area of concentrated substandard housing is located in the northwestern section of town primarily between Tate and Carson Streets. The planning area contains several large areas of substandard housing including the areas northeast and east of the city. Most of the houses in this section were originally built to house employees of both the Marion Manufacturing and Clinchfield Manufacturing Plants. This is a densely developed area that lacks adequate municipal services. In addition the area just south of the city limits primarily between Sugar Hill Road and the Railroad contains a relatively large concentration of substandard housing.



A less obvious but equally serious situation exists in the fact that many substandard houses are located in or near some of the nicer residential section both within the city and the planning area. It is important that Marion realize this situation. Once a few houses in an area deteriorate to a substandard condition, other houses in the area often begin to deteriorate in a contagious manner through lack of maintenance. Deteriorating houses detract from the appearance of surrounding houses, thus reducing the desirability and consequently, the value of these houses for residential purposes. Sometimes these houses are divided into several small apartments and rented rather than sold. Quite often absentee landlords do not maintain their rental property well, especially in a deteriorating area.

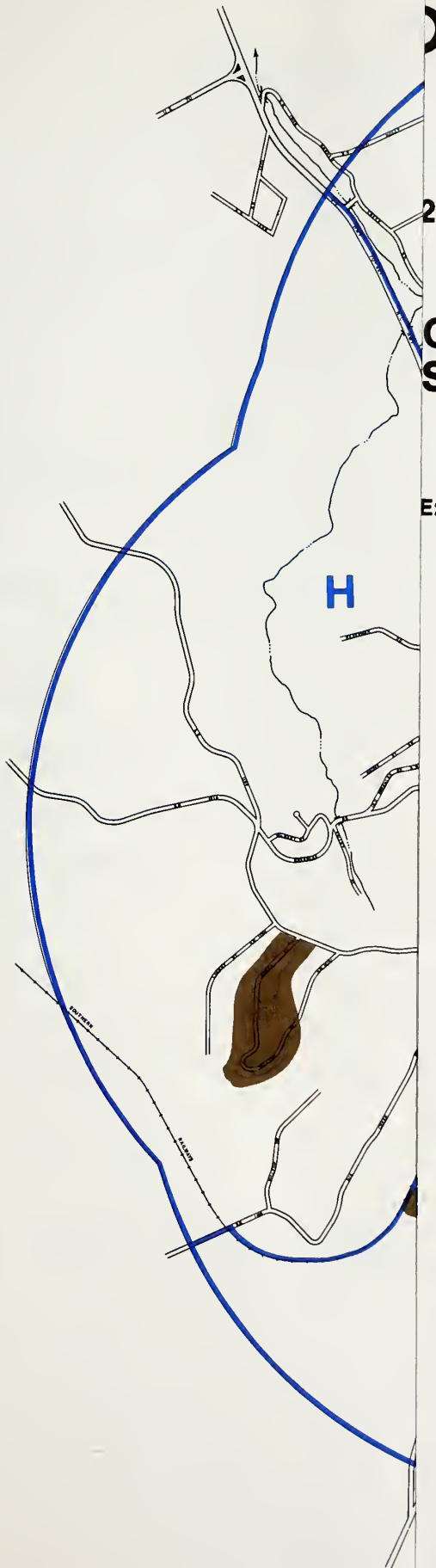
#### U. S. Census Survey of Housing

Table 2 provides a breakdown of housing characteristics for Marion as compiled by the 1970 U. S. Census of Housing. Any differences between these figures and those compiled by the external survey can be explained by the fact that the external survey counted each dwelling as one unit regardless of the number of families living in it whereas the Census Bureau counted each family as a separate unit.

#### New Residential Construction

From June, 1974 through July, 1976, there were twenty one houses constructed within the Marion city limits. Of these, four were built in 1974, twelve in 1975 and five during the first six months of 1976. Most of this construction has been located in Neighborhood E which contains the Foxfire Subdivision. More construction will take place in this subdivision since there remain several vacant building lots. Within the city limits only Neighborhood B has not experienced any new residential construction during

# ARION, NORTH CAROLINA



## OR AREAS OF STANDARD HOUSING

E: Department of Natural and Economic Resources  
Division of Community Assistance



0 800 1600 2400 3200 4000



SCALE IN FEET

A less obvious but equally serious situation exists in the fact that many substandard houses are located in or near some of the nicer residential section both within the city and the planning area. It is important that Marion realize this situation. Once a few houses in an area deteriorate to a substandard condition, other houses in the area often begin to deteriorate in a contagious manner through lack of maintenance. Deteriorating houses detract from the appearance of surrounding houses, thus reducing the desirability and consequently, the value of these houses for residential purposes. Sometimes these houses are divided into several small apartments and rented rather than sold. Quite often absentee landlords do not maintain their rental property well, especially in a deteriorating area.

#### U. S. Census Survey of Housing

Table 2 provides a breakdown of housing characteristics for Marion as compiled by the 1970 U. S. Census of Housing. Any differences between these figures and those compiled by the external survey can be explained by the fact that the external survey counted each dwelling as one unit regardless of the number of families living in it whereas the Census Bureau counted each family as a separate unit.

#### New Residential Construction

From June, 1974 through July, 1976, there were twenty one houses constructed within the Marion city limits. Of these, four were built in 1974, twelve in 1975 and five during the first six months of 1976. Most of this construction has been located in Neighborhood E which contains the Foxfire Subdivision. More construction will take place in this subdivision since there remain several vacant building lots. Within the city limits only Neighborhood B has not experienced any new residential construction during



# MARION, NORTH CAROLINA

MAP 2

## MAJOR AREAS OF SUBSTANDARD HOUSING

SOURCE: Department of Natural and Economic Resources  
Division of Community Assistance



0 800 1600 2400 3200 4000  
SCALE IN FEET



TABLE 2  
HOUSING CHARACTERISTICS FOR MARION

	<u>Total</u>	<u>Percent of Total Housing Units</u>
All Dwelling Units	1,232	100%
Owner-Occupied	700	56.8
White	695	56.4
Non-White	5	.4
Renter-Occupied	465	37.7
White	465	37.7
Non-White	0	0
Vacant	65	5.2
All Plumbing	1,117	90.6
Lacking Hot Water	33	2.6
Lacking Other Plumbing	80	6.4
Built before 1940	501	40.7

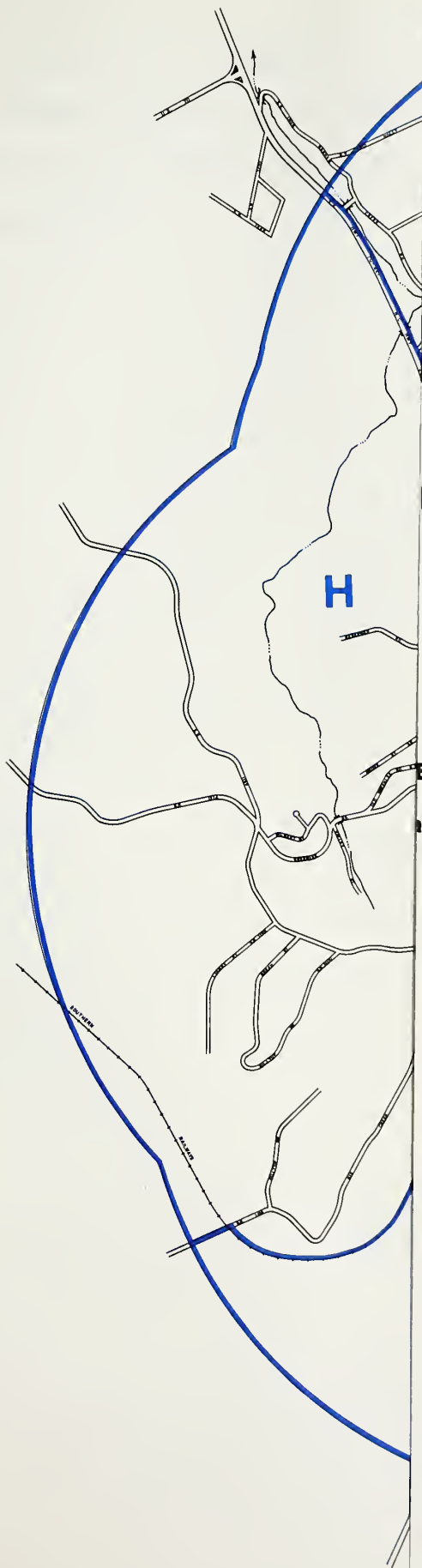
SOURCE: 1970 U. S. Census of Housing

TABLE 3  
NEW RESIDENTIAL CONSTRUCTION 1974-1976

Neighborhood	New Dwelling Units	Per 100 Occupied Dwelling Units
A	3	1.898
B	0	0
C	3	2.857
D	2	.847
E	11	4.782
F	<u>2</u>	<u>.913</u>
TOTAL	21	1.703

SOURCE: Marion Building Inspector's Office

# MARION, NORTH CAROLINA



**IDENTIAL  
STRUCTION, 1974-1976**

**ND**

**1974**

**1975**

**1976**

**E: Marion Building Inspector**

**ation for within corporate limits only)**



0 800 1600 2400 3200 4000



SCALE IN FEET

TABLE 3  
NEW RESIDENTIAL CONSTRUCTION 1974-1976

Neighborhood	New Dwelling Units	Per 100 Occupied Dwelling Units
A	3	1.898
B	0	0
C	3	2.857
D	2	.847
E	11	4.782
F	<u>2</u>	<u>.913</u>
TOTAL	21	1.703

SOURCE: Marion Building Inspector's Office



# MARION, NORTH CAROLINA

MAP 3

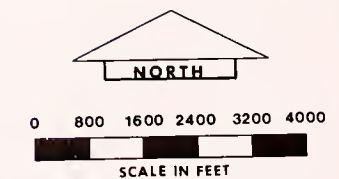
## RESIDENTIAL CONSTRUCTION, 1974-1976

### LEGEND

- 1974
- 1975
- 1976

SOURCE: Marion Building Inspector

(Information for within corporate limits only)





the past two years. Neighborhood B contains the largest concentration (37.1%) of substandard housing of any neighborhood within the city limits. This indicates, in part, that builders fear the spread of blight from existing substandard housing.

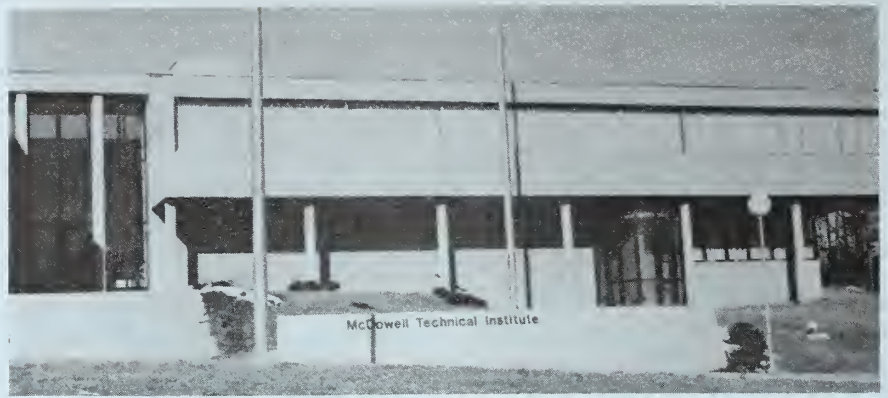


# Economic Conditions



## PART 3





## PART 3 - ECONOMIC CONDITIONS

### Economic Conditions

Economic factors that contribute to blight in Marion will be discussed in the following terms:

1. Family income.
2. Value of owner-occupied dwelling units.
3. Average monthly rent of renter-occupied housing.

#### Family Income

Table 4 represents family income in Marion. According to the 1970 Census, thirteen point one (13.1) percent of the families inside the city limits were classified as below the poverty level.

#### Value of Owner-Occupied Housing and Monthly Rent

Table 5 provides a breakdown of the value of owner-occupied housing in Marion. There was a larger percentage of houses valued at over \$35,000 than in many other cities of similar size in North Carolina. Table 6 provides a breakdown of the cost of renter-occupied units in 1970. For a city of 3,600 population, Marion has several relatively nice rental units.

TABLE 4  
FAMILY INCOME BREAKDOWN FOR MARION

<u>Family Income</u>	<u>Number of Families</u>	<u>Percent</u>
Less than \$1,000	29	3.0
\$ 1,000 - \$ 1,999	53	5.4
\$ 2,000 - \$ 2,999	31	3.2
\$ 3,000 - \$ 3,999	68	7.0
\$ 4,000 - \$ 4,999	69	7.1
\$ 5,000 - \$ 5,999	64	6.6
\$ 6,000 - \$ 6,999	84	8.7
\$ 7,000 - \$ 7,999	102	10.5
\$ 8,000 - \$ 8,999	69	7.1
\$ 9,000 - \$ 9,999	106	10.9
\$10,000 - \$11,999	103	10.6
\$12,000 - \$14,999	77	7.9
\$15,000 - \$24,999	60	6.2
\$25,000 - \$49,999	50	5.1
\$50,000 or more	0	0
Median Family Income	\$7,828	
Per capita income	\$2,911	

Percent of families less than poverty level - - 13.1%

SOURCE: 1970 U. S. Census of Population

TABLE 5  
VALUE OF OWNER-OCCUPIED UNITS

Owner-Occupied Value	Total Dwelling Units	Percent of Dwelling Units
Owner-Occupied	637	
Less than \$5,000	22	3.4
\$ 5,000 - \$ 9,999	170	26.6
\$10,000 - \$14,999	170	26.6
\$15,000 - \$19,999	103	16.1
\$20,000 - \$24,999	69	10.8
\$25,000 - \$34,999	60	9.4
\$35,000 or more	43	6.7
Median	\$13,200	

SOURCE: 1970 U. S. Census of Housing

TABLE 6  
RENTAL CHARGE (CONTRACT RENT)

<u>Renter-Occupied</u>	<u>Total</u>	<u>Percent of Total</u>
Renter-occupied	465	
Less than \$30	61	13.1
\$ 30 to \$ 39	82	17.6
\$ 40 to \$ 59	160	34.4
\$ 60 to \$ 79	77	16.5
\$ 80 to \$ 99	37	7.9
\$100 to \$149	14	3.0
\$150 or more	3	.6
No Cash Rent	31	6.6
Median Rent	\$49	

SOURCE: 1970 U. S. Census of Housing



# Environmental Conditions



## PART 4







## PART 4 - ENVIRONMENTAL CONDITIONS

### Environmental Conditions

Environmental conditions are probably the most observable indicators of a blighted environment. However, there are some environmental conditions that may be the root cause of blight but might not be readily observable until blight has spread. It is very important to realize, therefore, that environmental conditions not only delineate the blighted areas but also indicate the areas where there is present blighting factors although such areas may not have reached the point that they are visually blighted. The following environmental indicators of blight will be discussed:

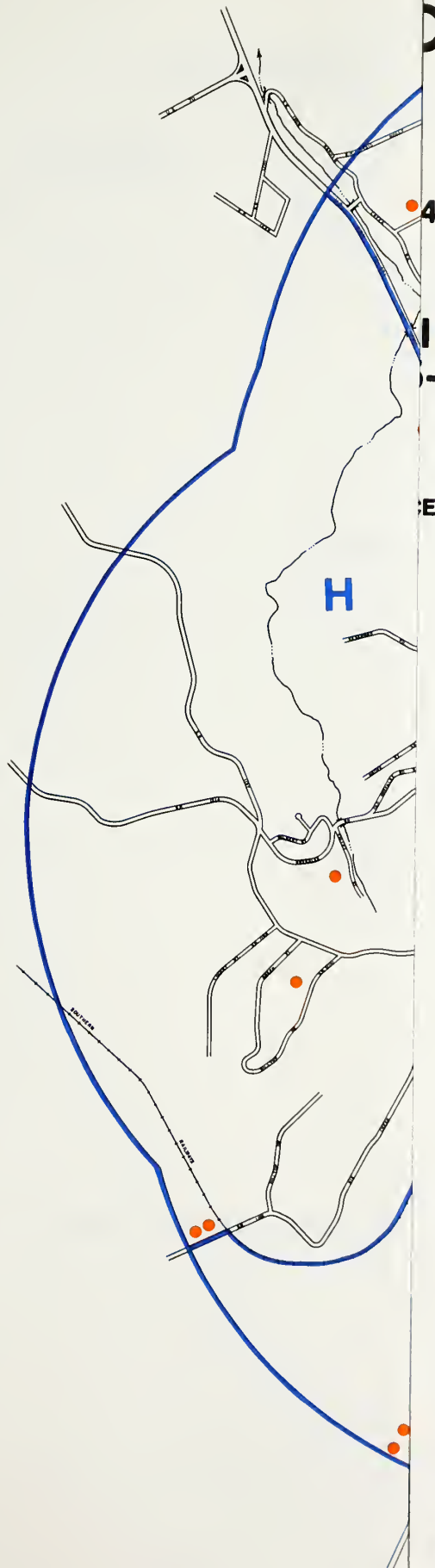
1. Fire occurrences (residential)
2. Vehicle and pedestrian accidents
3. Unpaved streets
4. Inadequate recreation and school facilities
5. Heavy traffic volumes

#### Fire Occurrences (Residential)

Fires can occur anywhere, although their probability of occurrence is greater in blighted areas where more houses are likely to have faulty heating systems and electrical wiring. An accumulation of rubbish and other combustible material will also increase the likelihood of fire occurrences. The Marion Fire Department responds to calls both inside the city and in the planning area. Of a total of 38 residential fires between January, 1975 and July, 1976, eleven were inside the city and twenty-seven were in the planning area (See Map 4 and Table 7). Within the city, Neighborhood F had the largest concentration of fires with 1.5 fires per 100 occupied dwelling units. In the planning area, Neighborhood H had the largest

concentration with 1.4 per 100 occupied dwelling units. There were a number of smaller fires resulting from such things as hot grease which did not result in significant damages. There were also several vehicle and minor grass fires that occurred during this period.

# MARION, NORTH CAROLINA



RESIDENTIAL FIRES,  
1960-1976

SOURCE: Marion Fire Department



0 800 1600 2400 3200 4000



SCALE IN FEET



concentration with 1.4 per 100 occupied dwelling units. There were a number of smaller fires resulting from such things as hot grease which did not result in significant damages. There were also several vehicle and minor grass fires that occurred during this period.

# MARION, NORTH CAROLINA

MAP 4

**RESIDENTIAL FIRES,  
1975-1976**

SOURCE: Marion Fire Department



0 800 1600 2400 3200 4000  
SCALE IN FEET



TABLE 7  
MAJOR RESIDENTIAL FIRES 1975-1976

<u>Neighborhood</u>		<u>No. of Fires</u>
City	A	0
	B	2
	C	1
	D	3
	E	2
	F	<u>3</u>
	Subtotal	11
Fringe	G	5
	H	6
	I	8
	J	<u>8</u>
	Subtotal	<u>27</u>
	TOTAL	<u><u>38</u></u>

SOURCE: Marion Fire Department

### Vehicle and Pedestrian Accidents

Vehicle and pedestrian accidents are generally higher in areas containing narrow and unpaved streets, heavy traffic volumes, mixed land use and no sidewalks. Most accidents in Marion can be attributed primarily to carelessness at signal lights in and around the Central Business District. As can be seen from Map 5, most of the accidents occurred in the downtown area primarily along Main Street between Fort and State Streets. From a total of 417 accidents reported in Marion between January, 1975 and July, 1976, 175 occurred in the downtown area. In addition, there were several accidents reported on East Court Street, State Street in the vicinity of the junior high school and on North Logan Street at its intersection with North Main Street. Most of the residential areas have been relatively accident free during this period of time.

### Unpaved Streets

Unpaved streets contribute to blight in that they cause residents to loose pride and interest in their neighborhoods because of the mud, dust, noise and erosion that are products of such streets. There are very few unpaved streets in Marion and the planning area. Within the city limits, there are only .3 miles of unpaved streets. In the planning area, there are approximately 7.28 miles of unpaved streets. Inside the city limits Neighborhood C has the most unpaved streets with approximately .16 miles. Neighborhoods A and D have no unpaved streets. In the planning area, Neighborhood J contains the most unpaved streets with approximately 2.17 miles. Neighborhood G has the least with 1.32 miles.

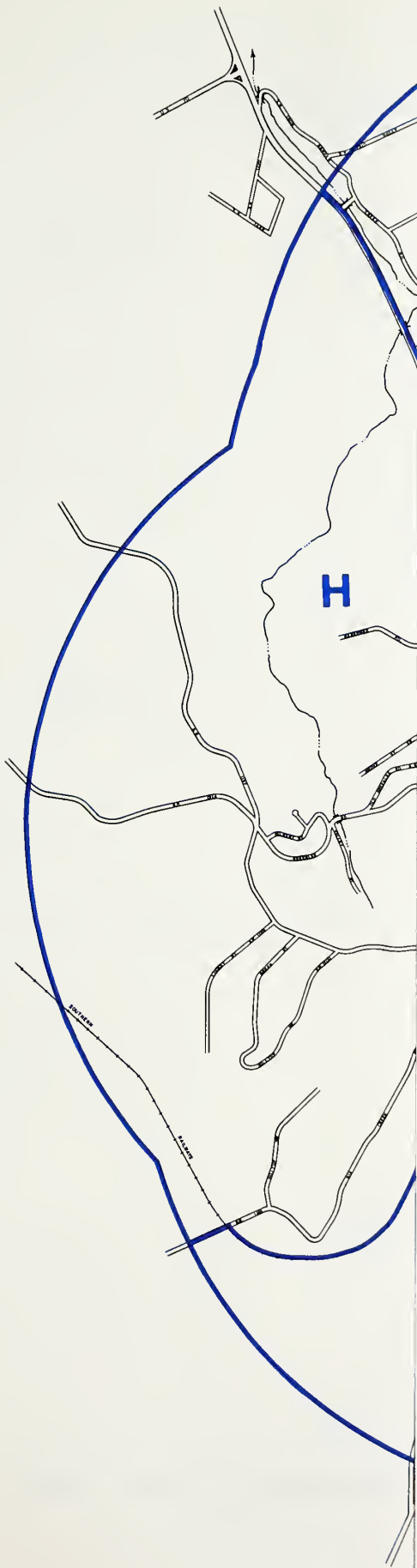
### Recreation and School Facilities

Recreation: Due to increased productivity and shorter work weeks the

# MARION, NORTH CAROLINA

## VEHICLE and PEDESTRIAN ACCIDENTS, 1975-1976

Source: Marion Police Department  
(Data for within corporate limits only)



0 800 1600 2400 3200 4000



SCALE IN FEET



### Vehicle and Pedestrian Accidents

Vehicle and pedestrian accidents are generally higher in areas containing narrow and unpaved streets, heavy traffic volumes, mixed land use and no sidewalks. Most accidents in Marion can be attributed primarily to carelessness at signal lights in and around the Central Business District. As can be seen from Map 5, most of the accidents occurred in the downtown area primarily along Main Street between Fort and State Streets. From a total of 417 accidents reported in Marion between January, 1975 and July, 1976, 175 occurred in the downtown area. In addition, there were several accidents reported on East Court Street, State Street in the vicinity of the junior high school and on North Logan Street at its intersection with North Main Street. Most of the residential areas have been relatively accident free during this period of time.

### Unpaved Streets

Unpaved streets contribute to blight in that they cause residents to lose pride and interest in their neighborhoods because of the mud, dust, noise and erosion that are products of such streets. There are very few unpaved streets in Marion and the planning area. Within the city limits, there are only .3 miles of unpaved streets. In the planning area, there are approximately 7.28 miles of unpaved streets. Inside the city limits Neighborhood C has the most unpaved streets with approximately .16 miles. Neighborhoods A and D have no unpaved streets. In the planning area, Neighborhood J contains the most unpaved streets with approximately 2.17 miles. Neighborhood G has the least with 1.32 miles.

### Recreation and School Facilities

Recreation: Due to increased productivity and shorter work weeks the

# MARION, NORTH CAROLINA

MAP 5

**VEHICLE and PEDESTRIAN  
ACCIDENTS, 1975-1976**

SOURCE: Marion Police Department  
(Information for within corporate limits only)





TABLE 8  
VEHICLE AND PEDESTRIAN ACCIDENTS  
January, 1975 - June, 1976

Neighborhood	Accidents	Number of Accidents Per 100 Occupied Dwelling Units
A	37	24.0
B	63	23.2
C	17	20.0
D	65	29.5
E	20	9.0
F	<u>40</u>	<u>19.7</u>
Subtotal	242	20.9
Downtown	<u>175</u>	
Total	<u><u>417</u></u>	

NOTE: Information for within the city limits only.

SOURCE: Marion Police Department

TABLE 9  
UNPAVED STREETS

<u>Neighborhood</u>	<u>Miles</u>
<u>City</u>	
A	0
B	.05
C	.16
D	0
E	.07
F	<u>.02</u>
Subtotal	.30
<u>Fringe</u>	
G	1.32
H	1.65
I	2.14
J	<u>2.17</u>
Subtotal	<u>7.28</u>
Total	<u><u>7.58</u></u>

SOURCE: N. C. Department of Transportation

# ARION, NORTH CAROLINA

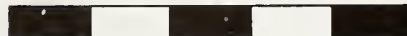


**PAVED STREETS**

**E: Department of Natural and Economic Resources  
Division of Community Assistance**



0 800 1600 2400 3200 4000



SCALE IN FEET



TABLE 9  
UNPAVED STREETS

<u>Neighborhood</u>	<u>Miles</u>
<u>City</u>	
A	0
B	.05
C	.16
D	0
E	.07
F	<u>.02</u>
Subtotal	.30
<u>Fringe</u>	
G	1.32
H	1.65
I	2.14
J	<u>2.17</u>
Subtotal	<u>7.28</u>
Total	<u><u>7.58</u></u>

SOURCE: N. C. Department of Transportation

# MARION, NORTH CAROLINA

MAP 6

## UNPAVED STREETS

SOURCE: Department of Natural and Economic Resources  
Division of Community Assistance



0 800 1600 2400 3200 4000  
SCALE IN FEET



American people are experiencing more leisure time than at any time in the past. They are demanding adequate recreation facilities and programs to enable them to utilize their leisure hours in the most enjoyable and productive manner possible. The time is fast approaching when an adequate recreation program can no longer be considered a luxury or a service to be provided only when all other governmental services have been adequately provided for. An adequate recreation program is of benefit to the total community in that it ensures that leisure hours are utilized for activities that are beneficial both to the individual and society. Where an adequate recreation program is lacking, leisure time is often utilized for activities that are harmful to both the individual and the community. This is particularly true for young people.

Adequate public recreation is lacking in Marion. Most of the public schools in Marion and the planning area provide some recreational use such as ballfields, tennis courts and playground equipment. However, there is only one municipally owned recreation area within Marion and the planning area. Contained here are tennis courts, playground equipment, a limited amount of picnic facilities, and a community building. This area is inadequate to serve the needs of the citizens of Marion. In addition, there are no public swimming facilities within Marion or the planning area.

Some recreational equipment is provided at several of the public schools. A ballfield, basketball court and some playground equipment are located at Marion Elementary School on Robert Street. East McDowell Junior High School on State Street contains four tennis courts, a large ballfield, a football stadium and a gymnasium. The newly constructed Eastfield Elementary School contains indoor basketball courts and a lighted baseball field with bleachers. Clinchfield and East Marion Junior High Schools

have been closed. However, there are some limited recreational facilities at each one of these sites. In addition, there is a small playground located behind the McDowell Arts Center on Tate Street. Although located approximately one mile outside the planning area, both McDowell Junior High and McDowell High Schools provide some recreational space. The high school presently contains a large gym and a baseball field. A new football field and four tennis courts are presently under construction. The junior high school contains a small gym and a football and baseball field combined. The major deficiencies regarding school recreation facilities are a lack of maintenance and upkeep, little land devoted specifically to recreation and few facilities. These points indicate the lack of a programmed approach to recreation activities.

The Bureau of Outdoor Recreation (BOR) utilizes an outdoor recreation area classification system which divides recreational areas into six classes according to their use and natural features. BOR Class I facilities are designated for areas with an urban population. Class I facilities can be described as follows:

High density recreation areas are usually within or near major centers of urban population but may occur within such units as natural parks and forests remote from population concentrations. The activities are intensive day or weekend type such as picnicking, water sports, group field games, winter sports and other activities for many people.

Intensive use recreation areas include but are not limited to:

1. Playground

Basic concepts: The playground is located within a

neighborhood often in conjunction with an elementary school and is designed to serve the active recreation needs of children six to fifteen years of age. This type area is usually developed with about 90 percent of the surface area for active recreation and the remainder for buffer. It is used primarily during the daylight hours.

Size: Approximately 2 to 5 acres

Service Radius: Generally 3/8 mile maximum

Features: Apparatus area, multi-use courts, shelter structure and open space.

Activities: May be supervised during summer program only but preferably year-round.

Responsibility: Usually operated by municipal recreation system but may be provided by various private agencies.

## 2. Neighborhood Park

Basic concepts: This area is usually landscaped open space found at various points within a city that are not suitable or desirable for other types of development (such as floodplains, drainage ways, etc.). It serves as a place where the passive leisure interests and relaxation needs of all ages can be met. Usually, no more than 50 percent of the surface area is developed for informal active recreation, with the rest being primarily natural open space.

Size: Approximately 3 to 7 acres



Service Radius: Generally  $\frac{1}{2}$  mile maximum.

Features: Lawn, shrubbery, walks, dispersed seating accommodations

Activities: Unstructured free play and leisure relaxation

Responsibility: Usually maintained by municipal park and/or recreation system although sometimes responsibility of municipal public works department.

The preceeding information was taken from the Community Facilities Plan Recreation Section for McDowell County, North Carolina, prepared by the North Carolina Department of Local Affairs, Division of Community Planning in 1971. This report should be consulted for more detailed information.

In conducting the housing survey several open space areas were noted that might be possible sites for BOR Class I recreation use. These include the following:

1. Along Morgan Street between the street and the Creek;
2. Northeastern corner of intersection of Robert Street and Fleming Avenue;
3. Southeastern corner of the intersection of Robert and Ridge Streets;
4. Area on northwestern side of State Street between Railroad Crossing and Clay Street;
5. Area at end of Tremont Street; and
6. Area where Miller Avenue crosses the city limits.

The city should pursue the possibility of purchasing one or more of these sites for the development of a playground and/or neighborhood park facility. In addition, the city and county should cooperate with the

objective of developing a countywide recreation park. The park should include at least 20 to 30 acres of land and should contain tennis and basketball courts, recreation building, picnicking, night lighting, parking area and a large swimming pool.

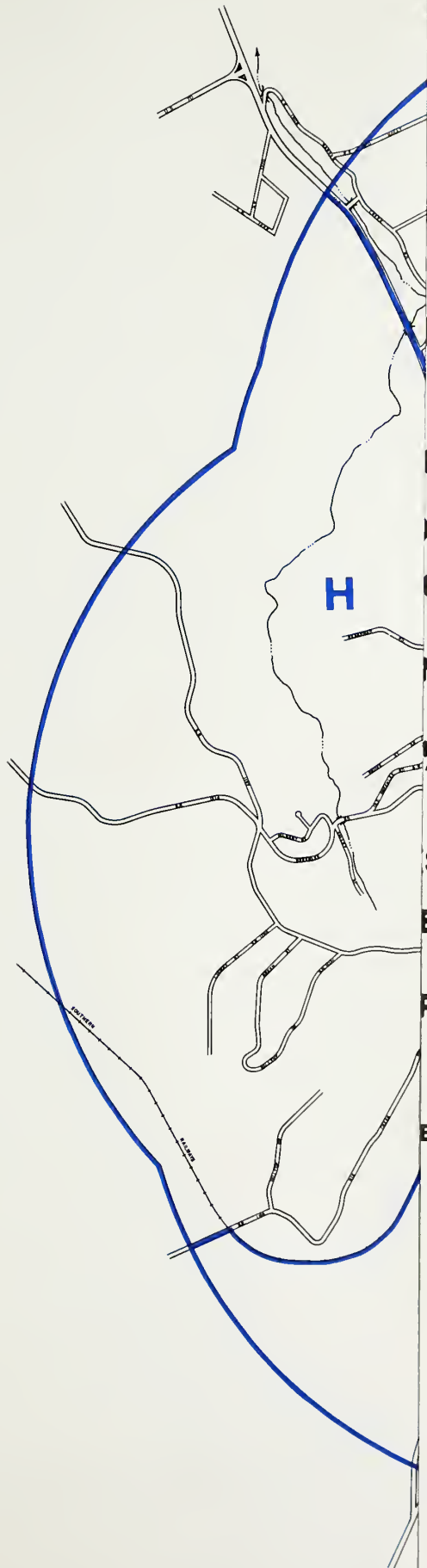
Schools: Ideally elementary schools should be located within one-half mile of the majority of the students served by the schools. There are two elementary schools and one junior high school located within Marion and the planning area. Map 7 indicates the location of the two elementary and one junior high school along with a one-half mile radius drawn for each school. As can be seen, there are several areas which are not easily accessible to these schools. This is especially true of the West Marion section. Marion does, however, have excellent school facilities. In addition, McDowell Junior High and McDowell High Schools are located just outside the northwestern boundary of the planning area while West Marion Elementary School is located just south of the planning area on Sugar Hill Road.

#### Heavy Traffic Volumes

Heavy traffic volumes in residential areas are often indicative of mixed land uses, noise, dust, litter and generally unhealthy conditions. Ideally, residential streets should serve only those people living in the immediate vicinity and not commercial traffic. Several residential streets in Marion carry relatively heavy traffic volumes. Included in this list are Fleming Avenue, Garden Street, Court Street, Baldwin Avenue and South Main Street. Map 8 indicates the average 1975 daily traffic count by the Department of Transportation at points along certain streets in Marion and the planning area. Most of the streets with heavy traffic volumes contain a mixture of both residential and commercial land uses. This is particularly true of Court and South Main Streets.



# ARION, NORTH CAROLINA



RECREATION AND  
POOL FACILITIES

ND

OLS

H

OPERATIVE

NON-OPERATIVE

1/2 MILE RADIUS

S and RECREATION AREAS

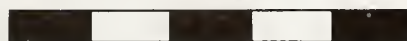
EXISTING PARK

POTENTIAL RECREATION AREAS

E: Department of Natural and Economic Resources  
Division of Community Assistance



0 800 1600 2400 3200 4000



SCALE IN FEET





# MARION, NORTH CAROLINA

MAP 7

## RECREATION AND SCHOOL FACILITIES

### LEGEND

#### SCHOOLS

▲ OPERATIVE

△ NON-OPERATIVE

○ ½ MILE RADIUS

#### PARKS and RECREATION AREAS

● EXISTING PARK

○ POTENTIAL RECREATION AREAS

SOURCE: Department of Natural and Economic Resources  
Division of Community Assistance

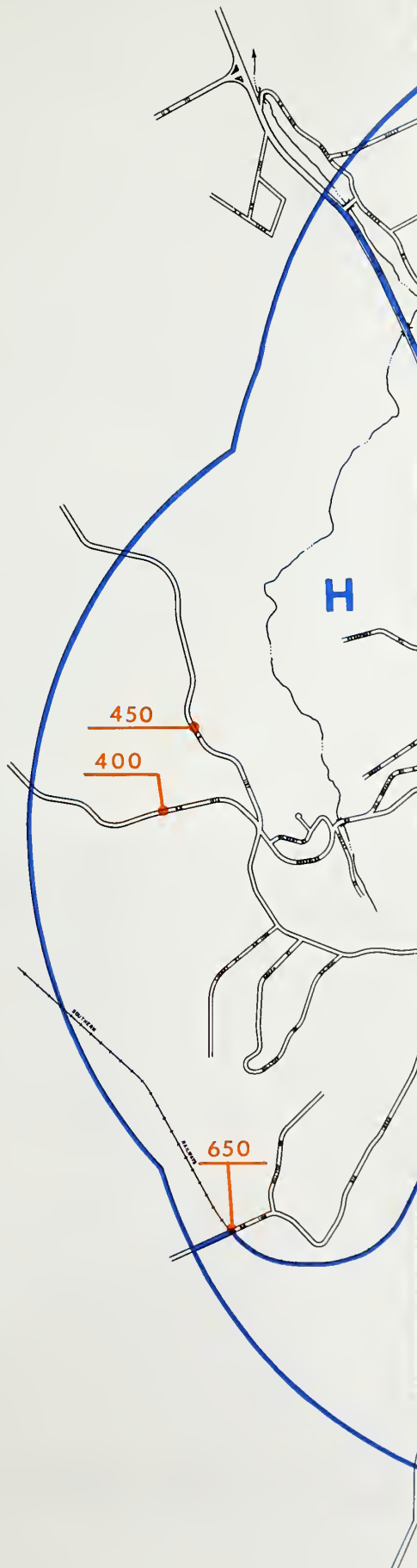




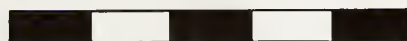
# ARION, ORTH CAROLINA

AVERAGE DAILY TRAFFIC  
VOLUME, 1975

Source: North Carolina Department of Transportation



0 800 1600 2400 3200 4000



SCALE IN FEET



# MARION, NORTH CAROLINA

MAP 8

**AVERAGE DAILY TRAFFIC  
VOLUME, 1975**

SOURCE: North Carolina Department of Transportation



0 800 1600 2400 3200 4000  
SCALE IN FEET





# Social Conditions



## PART 5



## CITY OF MARION: FIRE-POLICE TRAINING CENTER

**JOIN OUR  
CRIME  
PREVENTION  
PROGRAM**

CALL YOUR POLICE OR SHERIFF'S DEPT

*Look for this*



**WARNING**  
OPERATION IDENTIFICATION UNIT





## Social Conditions

Once substandard housing, poor economic conditions and unhealthy environmental conditions have become established in a neighborhood, residents often become alienated from the mainstream of community life and thus perceive the total community in the same negative way they perceive the immediate environment in which they live. The results of this alienation are often a loss of pride both in themselves and their neighborhood and a rebellion against society which results in loss of respect for the law. Not all of the social indexes of blight discussed below occur because of such circumstances. However, higher rates of occurrence in blighted areas are often indicative of this philosophy. The following social factors will be discussed:

1. Stillbirths and infant mortality;
2. Tuberculosis;
3. Illegitimate births;
4. Juvenile delinquency;
5. Adult crimes against persons and property;
6. Public welfare;
7. School dropouts; and
8. Venereal disease.

### Stillbirths and Infant Mortality

For the purposes of this report, a stillbirth is a baby born dead and an infant mortality is a baby who dies when under one year of age.

Both stillbirths and infant mortality can occur anywhere for reasons not associated with blight. However, the likelihood of these conditions occurring is increased by such factors as poor diet, low family income and an unhealthy and unsafe environment, all of which are associated with blight. During the past two years, there have been no stillbirths or infant mortality cases reported in Marion or the planning area.

### Tuberculosis

Tuberculosis is most apt to occur in areas with such unhealthy conditions as overcrowding within dwelling units, inadequate heat, poor ventilation and poor diet. Blighted areas are, consequently, havens for tuberculosis. It should be pointed out that people can be exposed to these unhealthy conditions at work or other places. Consequently, tuberculosis can easily occur anywhere in the community. There were no reported cases of tuberculosis inside the Marion city limits during the past two years. There were six cases reported in the planning area with Neighborhoods I, J and G containing two reported cases each (see Map 9). There were a total of seven cases reported for McDowell County during this period.



# ARION, N.C. ORTH CAROLINA

ERCULOSIS, 1975-1976

E: McDowell County Health Department

H

### Stillbirths and Infant Mortality

For the purposes of this report, a stillbirth is a baby born dead and an infant mortality is a baby who dies when under one year of age.

Both stillbirths and infant mortality can occur anywhere for reasons not associated with blight. However, the likelihood of these conditions occurring is increased by such factors as poor diet, low family income and an unhealthy and unsafe environment, all of which are associated with blight. During the past two years, there have been no stillbirths or infant mortality cases reported in Marion or the planning area.

### Tuberculosis

Tuberculosis is most apt to occur in areas with such unhealthy conditions as overcrowding within dwelling units, inadequate heat, poor ventilation and poor diet. Blighted areas are, consequently, havens for tuberculosis. It should be pointed out that people can be exposed to these unhealthy conditions at work or other places. Consequently, tuberculosis can easily occur anywhere in the community. There were no reported cases of tuberculosis inside the Marion city limits during the past two years. There were six cases reported in the planning area with Neighborhoods I, J and G containing two reported cases each (see Map 9). There were a total of seven cases reported for McDowell County during this period.

# MARION, N.C. NORTH CAROLINA

MAP 9

TUBERCULOSIS, 1975-1976

SOURCE: McDowell County Health Department

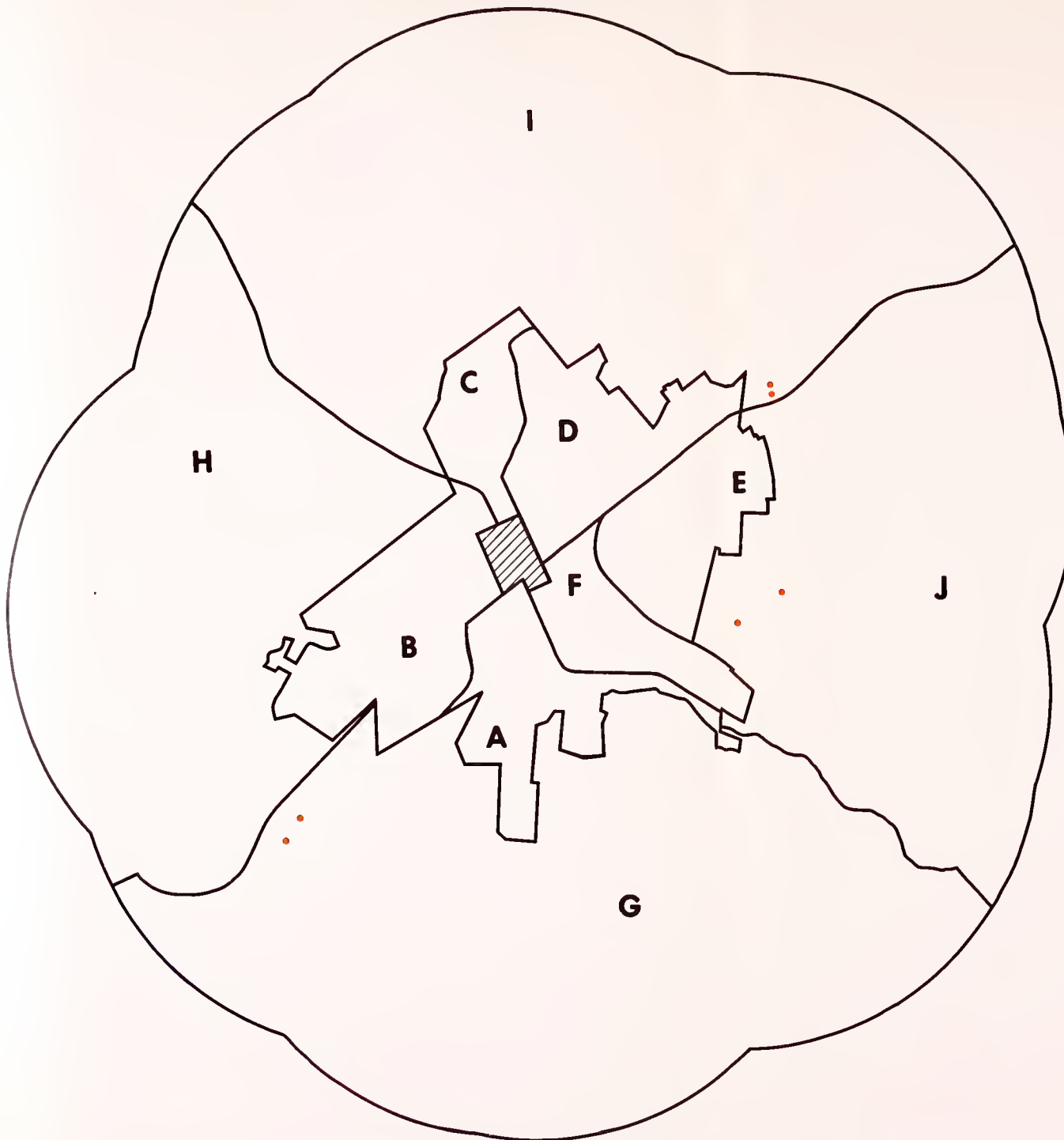




TABLE 10  
TUBERCULOSIS

Neighborhood	No. Cases	Cases Per 100 Occupied Dwelling Units
<u>City</u>		
A	0	0
B	0	0
C	0	0
D	0	0
E	0	0
F	<u>0</u>	<u>0</u>
Subtotal	0	0
<u>Fringe</u>		
G	2	.392
H	0	0
I	2	.278
J	<u>2</u>	<u>.251</u>
Subtotal	<u>6</u>	<u>.243</u>
Total	<u>6</u>	<u>.162</u>

SOURCE: McDowell County Health Department



### Illigitimate Births

Illigitimacy is a major problem. One aspect of the problem that is often overlooked is the fact that illigitimacy often places the burden of support on the taxpayer and is thus a concern for all taxpaying citizens. It should be noted that records on illigitimate births are somewhat less than accurate. In addition, this accuracy is probably inversely proportional to family income. A large number of cases are probably never reported. A high incidence of illigitimate births often indicates an alienation from society which is common in blighted areas. Premarital sex is often a means of revolting against society which can be encouraged, in part, by a blighted environment.

During the period January, 1975 - July, 1976, there were a total of 11 reported cases of illigitimate births. Of the total, four were within Marion and seven were in the planning area. In Marion Neighborhood A had two reported cases while Neighborhoods B and C had one reported case each. In the planning area, Neighborhood H had one reported case while Neighborhoods J and G had three reported cases each. Map 10 indicates the general area of reported cases.

# ARION, N.C. ORTH CAROLINA

10

GITIMATE BIRTHS, 1975-1976

E: McDowell County Health Department

H

### Illigitimate Births

Illigitimacy is a major problem. One aspect of the problem that is often overlooked is the fact that illigitimacy often places the burden of support on the taxpayer and is thus a concern for all taxpaying citizens. It should be noted that records on illigitimate births are somewhat less than accurate. In addition, this accuracy is probably inversely proportional to family income. A large number of cases are probably never reported. A high incidence of illigitimate births often indicates an alienation from society which is common in blighted areas. Premarital sex is often a means of revolting against society which can be encouraged, in part, by a blighted environment.

During the period January, 1975 - July, 1976, there were a total of 11 reported cases of illigitimate births. Of the total, four were within Marion and seven were in the planning area. In Marion Neighborhood A had two reported cases while Neighborhoods B and C had one reported case each. In the planning area, Neighborhood H had one reported case while Neighborhoods J and G had three reported cases each. Map 10 indicates the general area of reported cases.

# MARION, N.C. NORTH CAROLINA

MAP 10

ILLIGITIMATE BIRTHS, 1975-1976

SOURCE: McDowell County Health Department

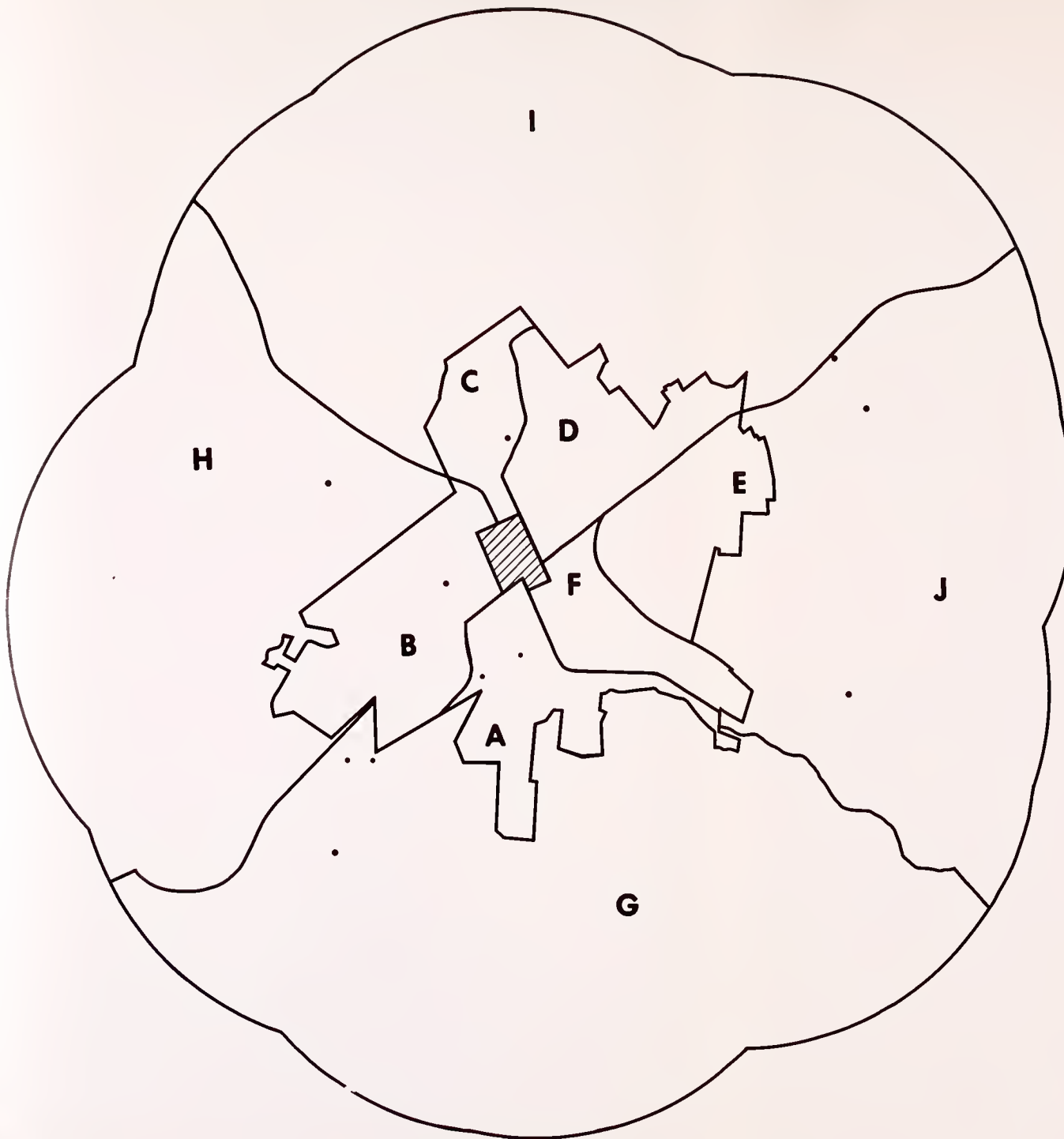






TABLE 11  
ILLIGITIMATE BIRTHS

Neighborhood	No. Cases	Cases Per 100 Occupied Dwelling Units
<u>City</u>		
A	2	1.265
B	1	.350
C	1	.952
D	0	0
E	0	0
F	<u>0</u>	<u>0</u>
Subtotal	4	.324
<u>Fringe</u>		
G	3	.589
H	1	.226
I	0	0
J	<u>3</u>	<u>.377</u>
Subtotal	<u>7</u>	<u>.284</u>
Total	<u>11</u>	<u>.297</u>

SOURCE: McDowell County Health Department

### Adult Crimes Against Persons and Property

Rebellion against society is often the root cause of crime. This rebellion can be encouraged by a high degree of social disorganization which can result from blight. Therefore, blighted areas will probably be high crime areas also. Information for crimes was obtained only for the area inside the city limits.

A total of 136 crimes were reported in 1975. Twenty-two occurred in the downtown area and 114 occurred in the other areas of town. Neighborhood D had the largest number of crimes with forty-eight. A large number of these occurred on East Court Street. Neighborhood C had the least number of crimes with only one.

# MARION, N.C. NORTH CAROLINA

11

MULT CRIMES, 1975

E: Marion Police Department

ation for within corporate limits only)

H

### Adult Crimes Against Persons and Property

Rebellion against society is often the root cause of crime. This rebellion can be encouraged by a high degree of social disorganization which can result from blight. Therefore, blighted areas will probably be high crime areas also. Information for crimes was obtained only for the area inside the city limits.

A total of 136 crimes were reported in 1975. Twenty-two occurred in the downtown area and 114 occurred in the other areas of town. Neighborhood D had the largest number of crimes with forty-eight. A large number of these occurred on East Court Street. Neighborhood C had the least number of crimes with only one.

# MARION, N.C. NORTH CAROLINA

MAP 11

**ADULT CRIMES, 1975**

SOURCE: Marion Police Department  
(Information for within corporate limits only)

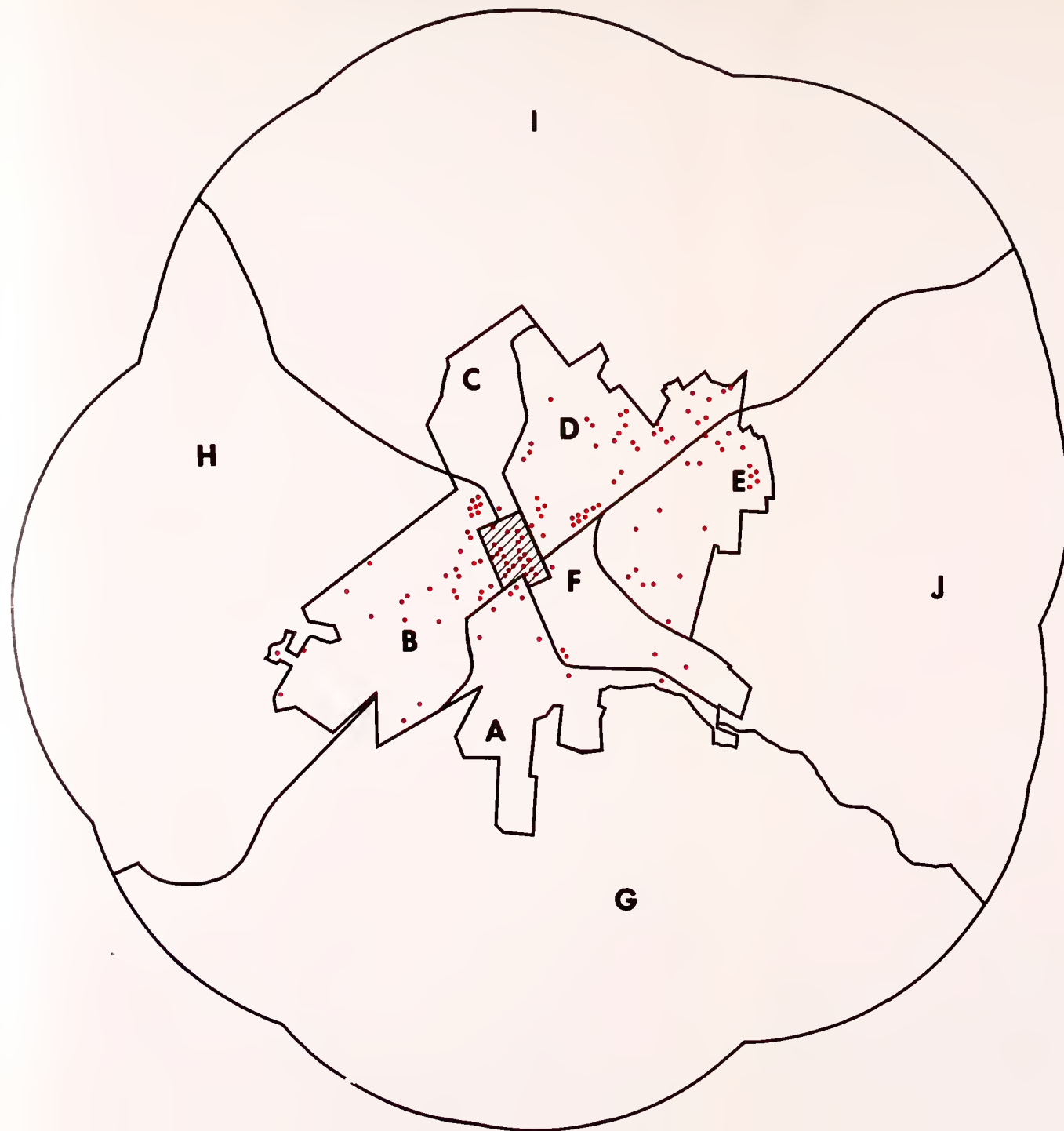






TABLE 12  
ADULT CRIMES AGAINST PERSONS AND PROPERTY

Neighborhood	Cases	Cases Per 100 Occupied Dwelling Units
<u>City</u>		
A	8	5.063
B	31	10.877
C	1	.952
D	48	18.220
E	21	9.130
F	<u>5</u>	<u>2.283</u>
Subtotal	114	8.840
Downtown	<u>22</u>	
Total	136	

NOTE: Information for inside city limits only.

SOURCE: Marion Police Department

### Juvenile Delinquency

Juvenile delinquency is another indication of alienation and defiance of social order which is often encouraged by blighting conditions. Unfortunately, the addresses of juvenile delinquents were not readily available for inspection.

### Public Welfare

The location of public welfare cases is often another indication of blight. Welfare recipients live in the lower rent areas of town which are generally the most blighted. In August, 1976, the McDowell County Social Services Department helped 170 families through Aid to Families with Dependent Children (AFDC) program. This involved 575 people. In addition, there were 827 medicaid recipients and an average of 2,000 foodstamp recipients in the county. Information on location of individual cases was not readily available.

### School Dropouts

School dropouts occur for various reasons, some of which are not associated with blight. However, when a large number of dropouts live in a particular neighborhood, it may well indicate blighting conditions. Children may drop out of school because of low family income, extended sickness, early parenthood and lack of parental and teacher encouragement and guidance.

During the 1975-76 school term, there were 187 dropouts from McDowell High School. Of this total 13 lived in Marion and 34 within the planning area. Neighborhoods B and D had the most dropouts in Marion with four each while Neighborhoods A and C had no dropouts. In the planning area, Neighborhood J had the most with 14 while Neighborhoods G and H had the least with five each. See Map 12 and Table 12 for more information.

# ARION, N.C. ORTH CAROLINA

12

CHOOL DROPOUTS, 1975-1976

E: McDowell County Board of Education

H

.

.

.

.

.

### Juvenile Delinquency

Juvenile delinquency is another indication of alienation and defiance of social order which is often encouraged by blighting conditions. Unfortunately, the addresses of juvenile delinquents were not readily available for inspection.

### Public Welfare

The location of public welfare cases is often another indication of blight. Welfare recipients live in the lower rent areas of town which are generally the most blighted. In August, 1976, the McDowell County Social Services Department helped 170 families through Aid to Families with Dependent Children (AFDC) program. This involved 575 people. In addition, there were 827 medicaid recipients and an average of 2,000 foodstamp recipients in the county. Information on location of individual cases was not readily available.

### School Dropouts

School dropouts occur for various reasons, some of which are not associated with blight. However, when a large number of dropouts live in a particular neighborhood, it may well indicate blighting conditions. Children may drop out of school because of low family income, extended sickness, early parenthood and lack of parental and teacher encouragement and guidance.

During the 1975-76 school term, there were 187 dropouts from McDowell High School. Of this total 13 lived in Marion and 34 within the planning area. Neighborhoods B and D had the most dropouts in Marion with four each while Neighborhoods A and C had no dropouts. In the planning area, Neighborhood J had the most with 14 while Neighborhoods G and H had the least with five each. See Map 12 and Table 12 for more information.

# MARION, N.C. NORTH CAROLINA

MAP 12

**SCHOOL DROPOUTS, 1975-1976**

SOURCE: McDowell County Board of Education

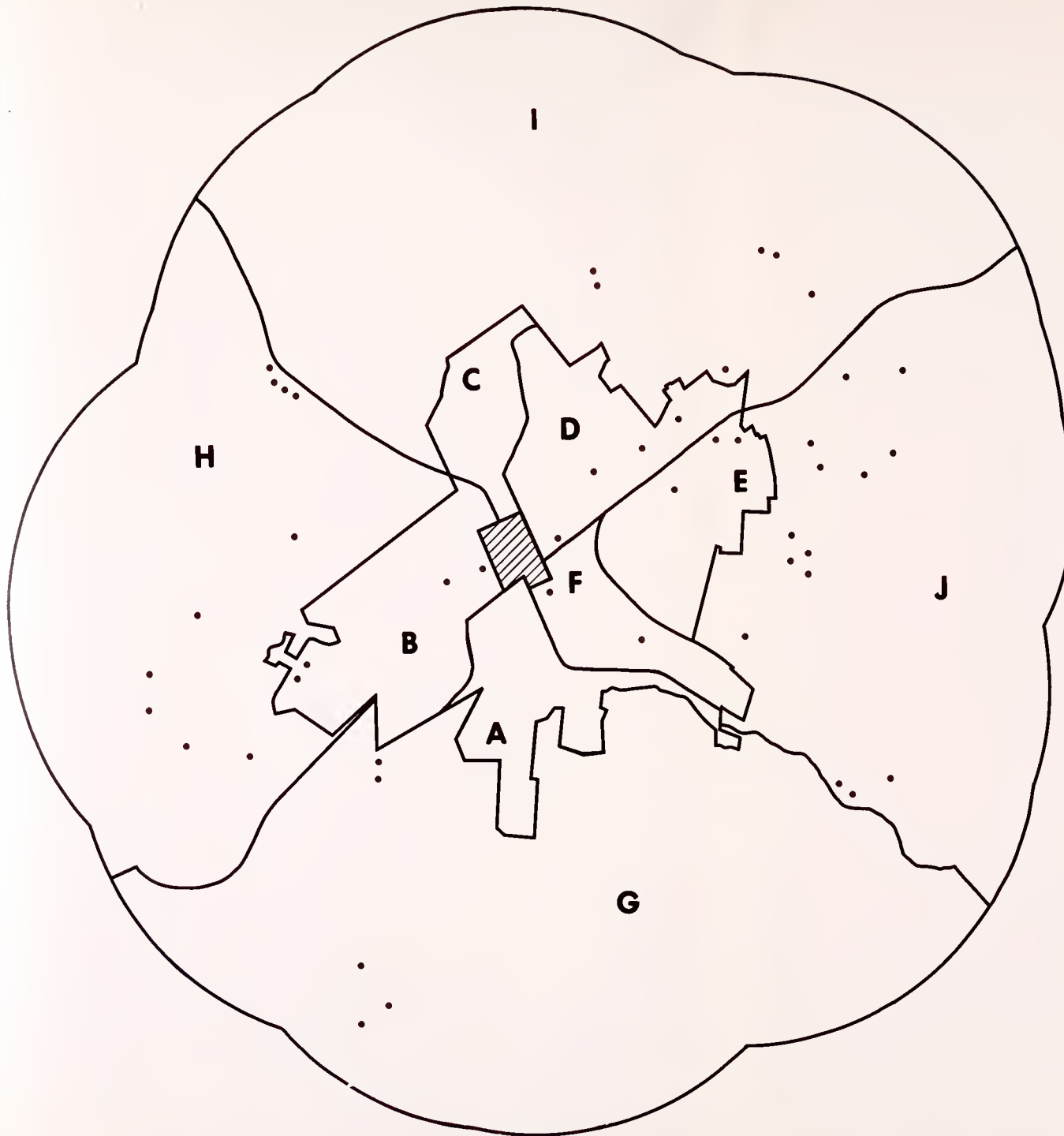






TABLE 13  
SCHOOL DROPOUTS 1975-76

Neighborhood	No. Dropouts	Cases Per 100 Occupied Dwelling Units
A	0	0
B	4	1.403
C	0	0
D	4	1.694
E	3	1.304
F	<u>2</u>	<u>.913</u>
Subtotal	13	1.054
<u>Fringe</u>		
G	5	.982
H	10	2.267
I	5	.695
J	<u>14</u>	<u>1.763</u>
Subtotal	<u>34</u>	<u>1.380</u>
Total	<u><u>47</u></u>	<u><u>1.271</u></u>

SOURCE: McDowell County Schools

### Venereal Disease

Venereal disease (VD) is another indication of an unhealthy and blighted environment. Areas of high incidence of VD also indicate areas of social disorganization which is expressed through a rebellion against accepted social morals, all of which are encouraged by blighted conditions. Between January, 1975 and July, 1976, there were thirty cases reported to the McDowell County Health Department. Of this total, ten were inside Marion and nineteen were in the planning area. Within Marion, Neighborhood B had the most reported cases with six while Neighborhoods A and C had no reported cases. In the planning area, Neighborhood J had the most reported cases with twelve while Neighborhood G had the least with only one case.

# ARION, N.C. ORTH CAROLINA

3

EREAL DISEASE, 1975-1976

McDowell County Health Department

H

:

### Venereal Disease

Venereal disease (VD) is another indication of an unhealthy and blighted environment. Areas of high incidence of VD also indicate areas of social disorganization which is expressed through a rebellion against accepted social morals, all of which are encouraged by blighted conditions. Between January, 1975 and July, 1976, there were thirty cases reported to the McDowell County Health Department. Of this total, ten were inside Marion and nineteen were in the planning area. Within Marion, Neighborhood B had the most reported cases with six while Neighborhoods A and C had no reported cases. In the planning area, Neighborhood J had the most reported cases with twelve while Neighborhood G had the least with only one case.

# MARION, N.C. NORTH CAROLINA

MAP 13

**VENEREAL DISEASE, 1975-1976**

SOURCE: McDowell County Health Department

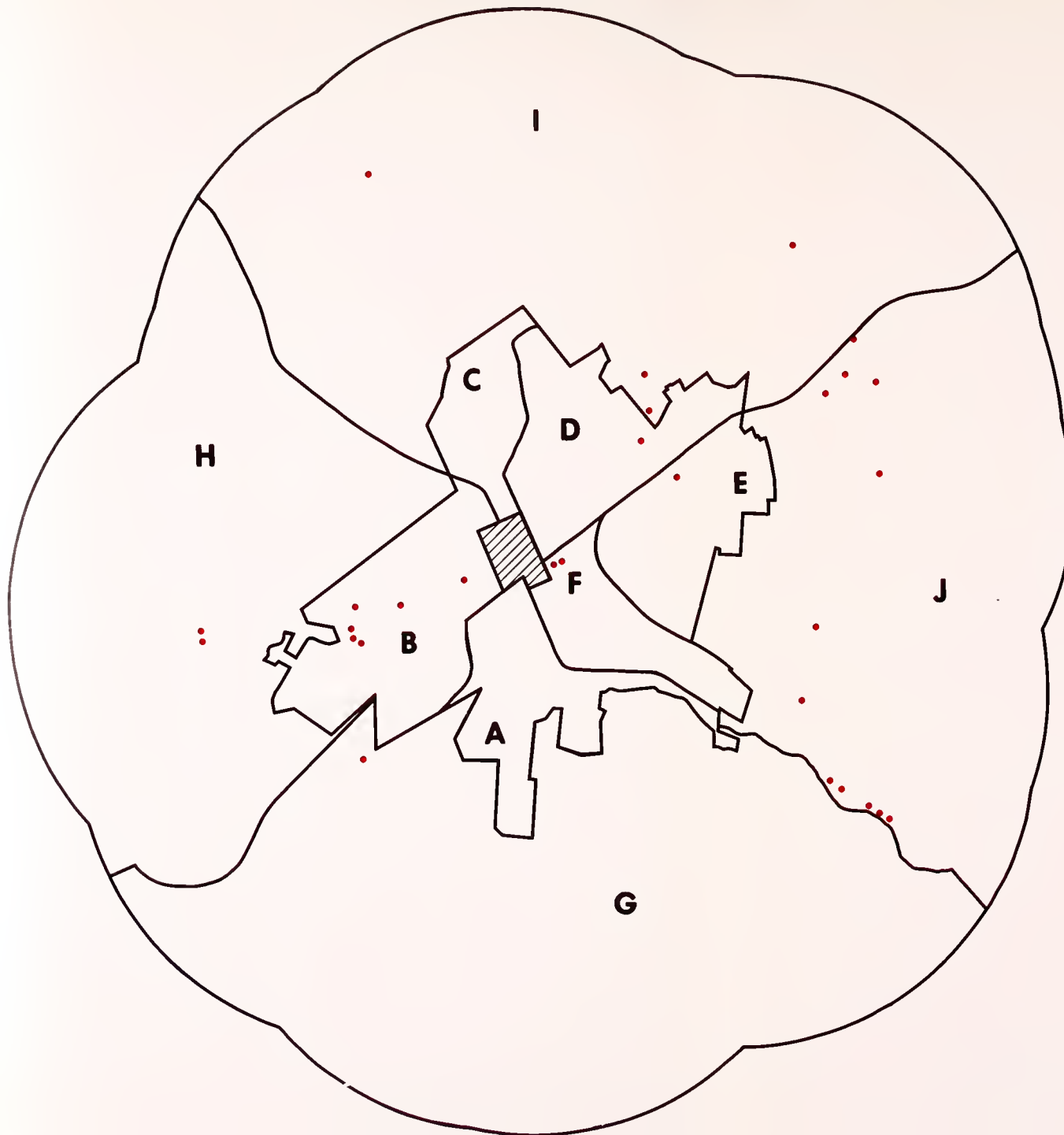






TABLE 14  
 VENEREAL DISEASE

Neighborhood	No. Cases	Cases Per 100 Occupied Dwelling Units
<u>City</u>		
A	0	0
B	6	2.105
C	0	0
D	1	.423
E	1	.434
F	<u>2</u>	<u>.913</u>
Subtotal	10	.811
<u>Fringe</u>		
G	1	.196
H	2	.453
I	4	.556
J	<u>12</u>	<u>1.511</u>
Subtotal	<u>19</u>	<u>.771</u>
Total	<u>29</u>	<u>.784</u>

SOURCE: McDowell County Health Department



# Condition of Neighborhoods



## PART 6





## CONDITION OF NEIGHBORHOODS

This part of the study analyzes the general conditions within the neighborhood. The following factors are discussed in connection with each neighborhood.

1. Location of the neighborhood;
2. Land use characteristics;
3. School and recreation facilities;
4. General character of the neighborhood;
5. Factors that contribute to blight;
6. Neighborhood rank; and
7. Recommendations.

Neighborhood ranking is explained on page 71 and Table 17 is provided to indicate the factors influencing rank.

## Neighborhood A

Neighborhood A is located in the southern part of the City. It is bounded on the west by West Henderson Street, on the north by the railroad, on the east by Main Street and on the south by the city limits.

Overall Neighborhood A is a nice residential area. The residential desirability of the neighborhood is evidenced in part by the fact that several relatively expensive new houses have been built here during the past few years. This construction has occurred primarily along Forest Heights Drive, Glenview Street and Holly Hill Drive. With a number of lots still available residential construction will continue in this area. Several substandard houses are located on Holly Hill Drive near its intersection with West Henderson Street. Also located at this intersection is a small industrial plant. However, these industrial uses are fairly well buffered from the nicer homes in this area and no spread of blight is foreseen. Commercial development is located along Railroad and Main Streets. However, this development is fairly well buffered from the surrounding residential area. The area along Main Street from the railroad south and east to Claremont Avenue is changing rather rapidly from residential to commercial use. Some of the older homes along Main Street have been converted into business uses. This trend should continue and spread farther on Main Street. Other houses along Main Street (past Claremont) are also beginning to deteriorate. Considering the heavy amount of traffic and the age and condition of many of the houses in this area, a general decline will probably occur unless positive steps are taken to upgrade the deteriorated houses.

All the streets are paved. The neighborhood contains no school or recreation facilities. Although the terrain is relatively steep, the area bordering on the northern side of Morgan Street between Crawford Street and Claremont Avenue might possibly be landscaped and developed into a small recreation area with playground and picnic facilities. The neighborhood is located be



two heavily travelled streets (West Henderson and South Main) however, no heavily travelled street cuts through the neighborhood. With continued vigorous building code and zoning enforcement, no significant deterioration should occur in Neighborhood A.

Neighborhood A has the following factors that contribute to blight:

1. Fifty percent of Marion's illegitimate births. This is 1.265 per 100 occupied dwelling units.
2. Almost twelve percent of the houses are substandard.
3. Houses are beginning to deteriorate along South Main Street.
4. Seven percent of Marion's adult crimes against persons and property. This is 5.063 crime per 100 occupied dwelling units.
5. Fifteen percent of Marion's vehicle and pedestrian accidents.

Neighborhood Rank: The incorporated area neighborhoods are ranked 1-6.

Neighborhood A is ranked 2. One is the least blighted and six is the most blighted.

## Neighborhood B

Neighborhood B is located in the western part of the city. It is bounded the west by the city limits. On the north by the city limits and North Main Street, on the east by Main Street and the Downtown district and on the south by the railroad and West Henderson Street.

Much of Neighborhood B is in a generally deteriorated condition. Over thirty-seven percent of the houses are substandard. This is a larger percentage than any other neighborhood in the city. Most of the substandard housing is located in the area between Tate and Carson Streets. The city should take steps immediately to upgrade these houses through zoning, building codes and other city ordinances. Otherwise, this could easily become an area of spreading blight. Approximately ten dilapidated houses are located between Tate and Carson Streets. All of these should be demolished whenever relocation housing becomes available. A vacant dilapidated house located on West Court Street should be demolished immediately. About one-third of the neighborhood is occupied by Broyhill and Cross Mill industries. To ensure greater protection to the surrounding residential property additional buffering is needed around both industries. The old Junior High School located on West Court Street is vacant and in a very deteriorated condition. This old building could easily become the hang-out place for drunks and encourage various types of undesirable activity, thus, downgrading the area around the school for resident purposes. The school building should be either completely renovated and used for some worthwhile purpose such as a community building, office space, YMCA, etc. or demolished with the land developed into a city or county-wide recreation park with tennis courts, picnic facilities, playground equipment and swimming

Continued deterioration of this neighborhood will most likely occur unless a major effort is made by the City to halt the spread of blight through strict enforcement of building codes, zoning and other applicable City codes.

The only unpaved street in Neighborhood B is a small section of Catawba Street. Recreation facilities located in the neighborhood include the city owned park between Main and Logan Streets. Located here are tennis courts, community building, limited picnic facilities and playground equipment. A church owned playground is located on Fort Street between Main and Logan Streets. A ballfield is located at the old Junior High School. In addition, a small playground is located behind the McDowell Arts Center on Tate Street. There are no currently used schools in Neighborhood B. The intersection of Tate and Pinnacle Streets is very hazardous. West Court Street is the only heavily travelled street in this Neighborhood.

Neighborhood B has the following factors that contribute to blight:

1. Thirty seven point one percent (37.1%) of the houses are substandard.
2. Twenty eight percent (28%) of Marion's adult crimes against persons and property. This is 10.877 crimes per 100 occupied dwelling units.
3. Thirty percent (30%) of Marion's school dropouts. This amounts to 1.403 dropouts per 100 occupied dwelling unit.
4. Sixty percent (60%) of Marion's reported venereal disease cases. This is 2.105 cases per 100 occupied dwelling unit.
5. Twenty five percent (25%) of Marion's illegitimate births. This is .350 cases per 100 occupied dwelling units.

6. Sixty three percent (63%) of Marion's vehicle and pedestrian accidents. This is 23.2 accidents per 100 occupied dwelling units.
7. Eighteen percent (18%) of Marion's residential fires. This is .73 fires per 100 occupied dwelling units.
8. Sixteen percent (16%) of Marion's unpaved street mileage.
9. A relatively large concentration of dilapidated houses between Carson and Tate Streets.
10. The unsightly school building located on Court Street.
11. West Court Street contains mixed land use and is heavily travelled.
12. The Broyhill Plant is not adequately buffered from the surrounding residential areas.

Neighborhood Rank: The incorporated area neighborhoods are ranked 1-6.

Neighborhood B is ranked 6. One is the least blighted and six is the most blighted.

### Neighborhood C

Neighborhood C is located in the northern part of the city and is bounded on the west and north by the city limits and Main Street, on the east by Fleming Avenue and on the south by East Fort Street.

Overall Neighborhood C is a very nice residential area. Most of the neighborhood consists of older homes that have been preserved very well, beautiful yards and tree lined streets. No significant deterioration of this neighborhood is foreseen. The neighborhood has the second largest percentage of standard housing of any of the neighborhoods studied with almost ninety percent (90%) being classified as such. However, there are a few deteriorating houses on Fleming Avenue. The city should encourage the owners to upgrade these houses to help prevent deterioration from spreading to the other houses along Fleming Avenue. Vigorous building code enforcement should continue to insure that this neighborhood remains a pleasant residential area. There are no railroads or other incompatible land uses here. Several multi-family (duplex and apartment) buildings are located in Neighborhood C. Care should be taken by the city to insure that these rental buildings do not deteriorate as often happens with rental property.

There are .16 miles of unpaved streets in the neighborhood which is more than any other neighborhood studied. Several blind intersections are located in the neighborhood. The two worst ones being at Viewpoint and Crescent and at Crescent Avenue and North Fleming Street. The city has installed mirrors at both of these intersections to enable drivers to see traffic approaching around the curves. This is an excellent idea. A study should be conducted to determine where mirrors would increase visibility at other blind intersections within the city. There are no heavily travelled through streets in



this area. No recreational facilities are located in the neighborhood, however, there is easy access to the city park located on North Logan Street. An area on Monte-Vista Avenue north of its intersection with Fern Avenue would be a good location for a small park consisting of playground and picnic facilities. No school facilities are located in the neighborhood. Almost all of Neighborhood C is developed for residential use.

Neighborhood C has the following factors that contribute to blight:

1. Eleven point eight percent (11.8%) of the houses are substandard.
2. Twenty-five percent (25%) of Marion's reported adult crimes against persons and property. This is .952 cases per 100 occupied dwelling units.
3. Fifty three percent (53%) of Marion's unpaved street mileage.
4. Seven percent (7%) of Marion's vehicle and pedestrian accidents.

This amounts to twenty accidents per 100 occupied dwelling units.

Neighborhood Rank: The incorporated area neighborhoods are ranked 1-6.

Neighborhood C is ranked 1. One is the least blighted and six is the most blighted.



### Neighborhood D

Neighborhood D is located in the northeastern part of the city and is bounded on the north by Yancey Road and the city limits, on the east by the city limits, on the south by the railroad and on the west by Main Street and Fleming Avenue.

Neighborhood D is basically a nice residential area with over eighty-three (83%) of the houses classified as standard. However, there are definite signs of deterioration beginning to appear. The lot on the north east corner of the intersection of Turner Street and Park Avenue contains a deteriorated house and a yard filled with junk automobiles, appliances, etc. Several other houses in this immediate area are beginning to deteriorate. Unless this intersection is cleaned up, by enforcing applicable city codes, deterioration will spread to other houses in the immediate vicinity and initiate a general decline of an area that would otherwise be a nice residential neighborhood. A nice, well maintained apartment complex is located on Park Avenue. Several houses on Court and Maple Streets are beginning to deteriorate. Necessary steps should be taken either by the owners or by the city to upgrade these houses to insure that deterioration does not spread to adjacent property. A junk steel yard located on Nancy Tolly Street in the middle of a residential area should be phased out as soon as possible. Most of the commercial development in the neighborhood is confined to Court Street and is generally well buffered from the residential areas. Eventually the same process will occur on East Court Street that is presently occurring on Main Street--many of the older houses will gradually be converted to business uses as the residential uses are phased out. All of the area between East Court Street and the railroad should be reserved for commercial and industrial uses. Being located between a heavily travelled street and a railroad, this property is not suited for residential development.

Neighborhood D contains no unpaved streets. Marion Elementary School is located in this neighborhood and offers a limited amount of recreation facilities including swings, slides, a ballfield and an indoor basketball court. There are no other recreational facilities located in this neighborhood. The lot on the corner of Robert and Ridge Streets could be developed into a playground or other type of recreational use. A vacant lot located on Azalia Street just west of its intersection with McDowell Avenue would be suitable for development into a small park. In addition, the vacant lot at the corner of Robert Street and Yancey Road would be suitable for development into a small park.

Neighborhood D has the following factors that contribute to blight:

1. Almost fourteen percent (14%) of the houses are substandard.
2. Thirty nine percent (39%) of Marion's adult crimes against persons and property. This is 18.220 crimes per 100 occupied dwelling units.
3. Thirty percent (30%) of Marion's school dropouts. This amounts to 1.694 dropouts per 100 occupied dwelling units.
4. Ten percent (10%) of Marion's reported venereal diseases. This is .423 cases per 100 occupied dwelling units.
5. Twenty six percent (26%) of Marion's vehicle and pedestrian accidents. This is 29.5 accidents per 100 occupied dwelling units.
6. Twenty-seven percent (27%) of Marion's residential fires. This is 1.4 fires per 100 occupied dwelling units.

7. A junk steel yard in a residential area on Nancy Tolly Road.
8. An unsightly kept house and yard at the corner of Turner Ridge Street and Park Avenue.
9. Mixed land use along Court Street which is heavily travelled.

Neighborhood Rank: The incorporated area neighborhoods are ranked 1-6. Neighborhood D is ranked 5. One is the least blighted and six is the most blighted.

### Neighborhood E

Neighborhood E is located in the eastern part of the city and is bounded on the north by the railroad, on the east by the city limits and on the south and west by the railroad.

Neighborhood E contains a newly developed residential area at the end of McDowell Avenue. Approximately twelve houses have recently been constructed here with approximately fourteen building lots still available. These houses are relatively expensive and add greatly to the appearance of the whole neighborhood. This construction indicates, in part, the residential desirability of this area. Several deteriorating houses are located between State Street and the railroad. In addition, there are some deteriorating houses located on Tate Street just outside the city limits. These houses have generally junky and unkept yards. A dilapidated house is located at the end of Tate Street. This area outside the city limits is mentioned here only to point out the fact that this whole section between State Street and the railroad could easily become an area of deteriorating houses if corrective steps are not soon taken to upgrade the existing substandard houses. Strict building code enforcement should be exercised in this area. The southern part of Neighborhood E, in the general area of Miller and Alabama Avenue, contains approximately six dilapidated houses, two of which are vacant and should be immediately demolished. This general area also contains several deteriorating houses and several mobile homes, all located near the railroad. Strict building code enforcement should be enforced in this area near the railroad to prevent blighting conditions from spreading to other areas of the neighborhood. There is very little commercial use in Neighborhood E. An industrial plant is located on Clay Street at the railroad. However, the plant is well

buffered and does not detract from the residential area.

Neighborhood E contains only a very small amount of unpaved streets just off McDowell Avenue. State Street is heavily travelled but does not contain any commercial or industrial uses in the neighborhood. East McDowell Junior High School occupies a large tract of land on State Street. Good recreational facilities are provided at the school including a large gymnasium, football stadium, ballfield, wrestling room and four tennis courts. Two lots located on the corner of Tremont Street and Euclide Avenue appear to be suitable for development as a small park. In addition, a vacant lot which is for sale on Miller Avenue east of Alabama could be easily landscaped and developed into a nice recreational area. A large lot on State Street north of the railroad crossing would be an ideal location for a city or county-wide park. The lot is relatively level, adequately large for a major park, sidewalks are already located here, the site is easily accessible and close to the downtown area. Another suitable location for a park and recreation area would be along Miller Avenue just outside the city limits. This site now contains a collection of junk automobiles. The land is level, easily accessible and is large enough to accommodate a county-wide recreation park. With continued vigorous building code enforcement Neighborhood E should remain a nice residential area.

Neighborhood E has the following factors that contribute to blight:

1. Almost eighteen percent (18%) of the houses are substandard.
2. Twenty three percent (23%) of Marion's school dropouts. This is 1.304 dropouts per 100 occupied dwelling units.
3. Twenty three percent (23%) of Marion's unpaved streets.
4. Ten percent (10%) of Marion's reported cases of venereal diseases. This is .434 cases per 100 occupied dwelling units.



5. Eighteen percent (18%) of Marion's residential fires. This is .9 fires per 100 occupied dwelling units.
6. Nineteen percent (19%) of Marion's adult crimes against persons and property. This amounts to 9.130 accidents per 100 occupied dwelling units.
7. State Street is relatively heavily travelled.
8. Junk automobiles are located on a lot on Miller Avenue at the city limits.
9. Residential area inadequately buffered from railroad.

Neighborhood Rank: The incorporated area neighborhoods are ranked 1-6.

Neighborhood E is ranked 3. One is the least blighted and six is the most blighted.



### Neighborhood F

Neighborhood F is located in the southeastern part of the city and is bounded on the north and east by the railroad and on the south and west by Main Street and U. S. Highway 221.

Neighborhood F contains a mixture of residential, commercial and industrial land uses. The northern part of the neighborhood is sandwiched between two railroads and is adjacent to the downtown area. It is beginning to deteriorate as a residential area and land use is changing from residential to commercial and industrial. This residential deterioration could easily expand into the rest of Neighborhood F if the city does not vigorously enforce its building code and zoning ordinance. When land use in an area begins to change from residential to commercial and/or industrial the desirability of the area for residential purposes rapidly deteriorates. Most of the deteriorating sections of Neighborhood F is located along Spring, State and South Madison Streets. South Madison Street contains the remains of a burned house which should be immediately demolished. An abandoned automobile is also located on this same lot and should be removed. Several houses along Spring Street are beginning to deteriorate. The city should encourage residents in this vicinity to upgrade their property and should enforce the building codes to correct any violations that occur. A vacant dilapidated house located at the corner of Spring Street and Lincoln Avenue should be immediately demolished. The houses along State Street just east of Garden Street are adjacent to an industrial plant. There is a lack of buffering between these two types of land use. Several multi-family dwelling units are located in Neighborhood F. The city should keep a check on these buildings to insure they do not deteriorate as often happens with rental property. A dilapidated building on State

Street near the railroad should be demolished. Some industrial property is located on Virginia Avenue near U. S. Highway 221 which should be adequately buffered from the surrounding residential units.

There are no schools or recreation facilities located in Neighborhood F. A vacant lot on State Street between the creek and the railroad would be a good location for a recreation park. The only unpaved street is a very short section at the end of Tennessee Avenue.

Neighborhood F has the following factors that contribute to blight:

1. Over twenty-five percent (25%) of the houses are substandard.
2. Twenty-seven percent (27%) of Marion's residential fires. This is 1.5 fires per 100 occupied dwelling units.
3. Sixteen percent (16%) of Marion's vehicle and pedestrian accidents. This is 19.7 accidents per 100 occupied dwelling units.
4. Twenty percent (20%) of Marion's reported cases of venereal disease. This is .913 cases per 100 occupied dwelling units.
5. Fifteen percent (15%) of Marion's school dropouts.
6. State Street is heavily travelled and contains mixed land uses.
7. Inadequate buffering of industrial property from residential property.
8. Residential area inadequately buffered from railroad.

Neighborhood Rank: The incorporated area neighborhoods are ranked 1-6. Neighborhood F is ranked 4. One is the least blighted and six is the most blighted.

### Neighborhood G

Neighborhood G is located in the planning area south of the City. It is bounded on the north by the city limits and a creek, and on the east and south by the planning area boundary and on the west by the railroad.

Overall Neighborhood G is in a rather deteriorated condition. Approximately thirty seven percent (37%) of the houses are substandard. The largest concentration of substandard houses is located between Sugar Hill Road and the railroad north of State Road (S.R.) 1170. This is a predominantly Black area. A vacant dilapidated house on High Street should be immediately demolished as should the remains of a burned house on Hudgins Street. Both of these structures pose health and safety hazards especially for young children who play in this area. In addition there are several other occupied dilapidated houses that should be demolished as soon as relocation housing becomes available. This section of Neighborhood G will probably continue to deteriorate unless strong corrective action is soon taken. This action would include enforcement of strict building codes and zoning and the adequate provision for the disposal of sewerage. Signs of deterioration are beginning to appear in other parts of Neighborhood G, although not to the extent of the section previously discussed. There are two large mobile home parks, containing a total of approximately 40 mobile homes, and one apartment complex located in this neighborhood. If building codes and zoning are not enforced a general decline will continue causing many of the standard houses to deteriorate. With efforts on the part of the city and/or county most of Neighborhood G could become a nice residential area. If left alone, however, blight will probably continue to spread.

Catawba, Mitchell and parts of Woodlawn and Wilehemenia Streets are unpaved. All of these streets should be paved. The installation of curb and

gutter on all the streets between and including Hudgins and Sugar Hill Road would improve the drainage in this densely developed area. There are no schools or recreation facilities located in this neighborhood. Most of the neighborhood is either open space or residential with only a small scattering of commercial sites. Sugar Hill Road is the only heavily travelled road in the neighborhood.

Neighborhood G has the following factors that contribute to blight:

1. Over thirty-six percent (36%) of the houses are substandard.
2. Sixteen percent (16%) of the planning area's unpaved streets.
3. Eighteen percent (18%) of the planning area's residential fires. This is 1.1 fires per 100 occupied dwelling units.
4. Forty two percent (42%) of the planning area's reported illegitimate births. This is .589 cases per 100 occupied dwelling units.
5. Five percent (5%) of the planning area's reported cases of venereal diseases. This is .196 cases per 100 occupied dwelling units.
6. Fourteen percent (14%) of the planning area's school drop-outs. This is .982 dropouts per 100 occupied dwelling units.
7. Thirty three percent (33%) of the planning area's reported tuberculosis cases. This is .392 cases per 100 occupied dwelling units.
8. Lack of adequate land use and building controls.
9. Lack of adequate sewerage treatment in some areas.

Neighborhood Rank: The planning area neighborhoods are ranked 1-4. One is the least blighted and four is the most blighted. Neighborhood G is ranked 3.



### Neighborhood H

Neighborhood H is located west of the City in the planning area. It is bounded on the east by the city limits, on the north by U. S. Highway 70, on the west by the planning area boundary and on the south by the railroad.

Parts of Neighborhood H are beginning to deteriorate. Two unpaved roads leading off of Reservoir Road just outside the city limits contain mostly substandard housing, two of which are dilapidated and vacant and should, therefore, immediately be demolished. The lots on both streets are in a generally junky and unkept condition. Both streets should be paved. State Road 1209 is unpaved and very steep near its entrance into the city. This could prove to be very dangerous especially for emergency vehicles such as fire trucks. The street should be re-graded to a smaller slope and paved. A lot located at the intersection of State Road 1197 and State Road 1200 contains various types of junk and should be cleaned up. Green Street and Hilltop Drive contain a large concentration of substandard houses and mobile homes. Considering the density of development, this area should be given high priority from any program designed to deal with the problems of blight. Otherwise, blighting conditions will easily spread to other houses in this immediate area. Valley Street and Old Greenlee Road should be paved. The area on the short segment of old U. S. Highway 221 contains an industrial plant with unkept and generally junky surroundings. Most of the area along U. S. Highway 221 is lined with commercial uses offering nice shopping facilities. Located behind the Lady Marion Shopping Center is a nice residential subdivision and apartment complex.

There are no schools or recreation facilities located in Neighborhood H. From general appearance, it is obvious that the neighborhood lacks building codes and zoning enforcement. Unless these regulations are applied in this

area the neighborhood will most likely deteriorate in the future. The area is currently being served by city water but not city sewer. Considering the density of development in many parts of Neighborhood H, a hookup to the city sewer system is needed. There are two Valley Streets in the neighborhood. One of the street names should be changed as street name duplication could prove tragic in an emergency situation.

Neighborhood H has the following factors that contribute to blight:

1. Over thirty percent (30%) of the houses are substandard.
2. Twenty-one percent (21%) of the planning area's unpaved streets.
3. Twenty-two percent (22%) of the planning area's residential fires. This is 1.4 fires per 100 occupied dwelling units.
4. Sixteen percent (16%) of the planning area's illegitimate births. This is .226 cases per 100 occupied dwelling units.
5. Ten percent (10%) of the planning area's reported cases of venereal diseases. This is .453 cases per 100 occupied dwelling units.
6. Twenty nine percent (29%) of the planning area's school dropouts. This is 2.267 dropouts per 100 occupied dwelling units.
7. The area lacks adequate building and land use controls.
8. The area lacks an adequate public sewerage system.

Neighborhood Rank: The planning area neighborhoods are ranked 1-4. One is the least blighted and four is the most blighted. Neighborhood H is ranked 2.



## Neighborhood I

Neighborhood I is located in the northern part of the planning area. It is bounded on the south by the city limits, on the north and east by the planning area boundary and on the west by U. S. Highway 70.

Most of the northwestern part of Neighborhood I is only sparsely developed. The houses in this area are in good condition with two exceptions: Jackson Road (State Road 1507), which intersects Airport Road, is unpaved and contains several substandard houses. Two of these houses are vacant and dilapidated and, consequently, should be demolished as soon as possible. An unnamed road intersecting with Garden Creek Road is also unpaved and contains several substandard houses, one of which is dilapidated and vacant. The northeastern part of Neighborhood I is much more densely developed with a mixture of residential, commercial and industrial use. Deterioration is beginning to occur in this area. Considering the density of development, it would be easy for deterioration to spread to other houses and initiate a further decline of this area. Most of the substandard houses are located on Virginia Avenue, 4th, 5th, 6th and 7th Streets and the area bounded by School Street and Church Street. There are approximately seven vacant dilapidated houses on Virginia Avenue, all of which should be immediately demolished. Many of the yards in this area are not well maintained and display a generally untidy and junky appearance, further contributing to blighting factors. Several junk cars located at the northern end of Virginia Avenue should be removed or adequately screened from surrounding residences. The whole northeastern section of Neighborhood I would definitely benefit from strict enforcement of building codes and zoning. At the present time, building codes are the most urgently needed since many of the houses are already in a substandard condition. Additional buffering

around the Clinchfield Plant would help to improve the appearance of the area immediately around the industry. Part of the neighborhood is served by the Clinchfield Sewer System which was taken over by the City of Marion in 1974. Most of the neighborhood is also served by city water.

The only recreation areas in the neighborhood are two ballfields, one located next to the Clinchfield Industrial Plant and one at the old Clinchfield Elementary School which is now for sale. Since the Clinchfield School has been closed there are no school facilities in the neighborhood. However, McDowell Junior High and McDowell High School are both located just outside the planning area. Recreation facilities are provided at these two schools. There are several unpaved roads in the neighborhood including Jackson Road, Robinson Road, part of Forsyth Street and State Road 1582. All of these streets should be paved. U. S. Highway 70-221 is the only heavily travelled through street in the neighborhood. However very few residences face this road.

Neighborhood I has the following factors that contribute to blight:

1. Over thirty percent (30%) of the houses are substandard.
2. Twenty-seven percent (27%) of the planning area's unpaved streets.
3. Twenty nine percent (29%) of the planning area's residential fires. This is 1.2 fires per 100 occupied dwelling units.
4. Twenty-one percent (21%) of the planning area's reported cases of venereal diseases. This is .556 cases per 100 occupied dwelling units.
5. Fourteen percent (14%) of the planning area's school drop-outs. This is .695 dropouts per 100 occupied dwelling units.

6. Thirty-three percent (33%) of the planning area's reported cases of tuberculosis. This is .278 cases per 100 occupied dwelling units.
7. The area lacks adequate building and land use controls to handle present and future developments.
8. U. S. Highway 70-221 is heavily travelled.
9. Some yards are junky and are in a generally unkept condition.

Neighborhood Rank: The planning area neighborhoods are ranked 1-4. One is the least blighted and four is the most blighted. Neighborhood I is ranked 1.

## Neighborhood J

Neighborhood J is located east of the City in the planning area. It is bounded on the north by the railroad, on the east by the planning area boundary, on the south by a creek and on the west by the city limits.

Of all the neighborhoods studied in the planning area, Neighborhood J is by far the most densely developed. Based on the number of housing units counted in the survey for this report and the average number of people per household in 1970 for McDowell County according to the U. S. Census, it is estimated that slightly over 2,500 people live in Neighborhood J. In addition, Neighborhood J is the most deteriorated of any neighborhood studied including those inside the city. Over fifty-two percent (52%) of the houses are substandard. This is a larger percentage than in any of the other neighborhoods studied. There are seventy dilapidated houses in the neighborhood, fourteen of which are vacant and should be immediately demolished. The remains of two burned houses are located on Circle Street and Leach Street. Most of the neighborhood is served by the city water system and some parts are served by a system of collection sewers which are owned and operated by Marion Manufacturing Company. Considering the density of development in this neighborhood, a more adequate system of municipal water and sewer service is urgently needed for both public health and safety. There are several "pockets" of concentrated deteriorating housing. These include the areas around Ridge and Circle Streets, Morehead and West 4th Street, Railroad and State Streets, Morris and Yancey Streets and Tunnel Street. There are ten unpaved streets in this neighborhood. All of these unpaved streets should be paved, including curb and guttering. Miller Avenue Extension contains several lots filled with junk cars, appliances, etc. These lots should be cleaned up and landscaped. A large junk yard on Miller Avenue Extension

should either be removed or adequately buffered from the surrounding residential area. A lot on Roberta Street is also accumulating various types of unsightly junk which should be removed. The large industrial plant located between Morehead Road and Baldwin Avenue needs to be more adequately buffered from the surrounding houses. There is an urgent need for the enforcement of building codes and zoning and for the adequate provision of water and sewer and other municipal services. Otherwise, this whole neighborhood will continue to deteriorate until it reaches the point where full scale urban renewal will be the only way to alleviate blight.

The new Eastfield Elementary School is located in Neighborhood J. The school contains a lighted baseball field with bleachers. A ballfield is being constructed on Baldwin Avenue next to the old East Marion Elementary School. There are no other schools or recreation areas in Neighborhood J. However, a large lot on Miller Street Extension could be cleaned up and developed into a recreation area. The lot now contains several junk cars and a burned mobile home. Rutherfordton Road and Baldwin Avenue are relatively heavily travelled.

Neighborhood J has the following factors that contribute to blight:

1. Over fifty-two percent (52%) of the houses are substandard.
2. Thirty-four percent (34%) of the planning area's unpaved roads.
3. Twenty-nine percent (29%) of the planning area's residential fires. This is 1.0 fires per 100 occupied dwelling units.
4. Forty-two percent (42%) of the planning area's reported illegitimate births. This .377 per 100 occupied dwelling units.
5. Sixty-three percent (63%) of the planning area's reported



cases of venereal disease. This is 1.511 cases per 100 occupied dwelling units.

6. Forty-one percent (41%) of the planning area's school dropouts. This is 1.763 dropouts per 100 occupied dwelling units.
7. The area lacks adequate land use controls and other municipal services.
8. Rutherfordton Road and Baldwin Avenue are heavily travelled.
9. Several yards are in a junky and unkept condition.
10. Thirty-three percent (33%) of the planning area's reported cases of tuberculosis. This is .251 cases per 100 occupied dwelling units.

Neighborhood Rank: the planning area neighborhoods are ranked 1-4. One is the least blighted and four is the most blighted. Neighborhood J is ranked 4.



# Summary and Recommendations



**PART 7**





## PART 7 - SUMMARY AND RECOMMENDATIONS

### Analysis of Blight for Marion and the Planning Area

The preceding sections have indicated the degree of each blight factor in regard to each neighborhood. Although neighborhood rank has been mentioned, it has not been explained. Table 17, which succeeds this section, is a comparison of neighborhoods by selected characteristics. Most of the blight factors in Marion are indicated in this table and each neighborhood is ranked according to its degree of blight with respect to that factor when compared to the other neighborhoods. To determine the overall rank of any neighborhood one merely adds the ranks for each blight factor from substandard housing on the left to residential fires on the right. A rank of one is best and a rank of six is worst for the city neighborhoods and a rank of four is worst for the fringe neighborhoods. (The incorporated area neighborhoods are ranked separately from the fringe area for purposes of comparison).

### Neighborhood Objectives and Goals

The consequences of blight are evident in several areas of the City and the planning area. It is important that the City act now in order to control and eliminate blighting factors before they spread. There is no easy method, no set formula by which a city can begin such a difficult task. Following are some suggested goals and objectives that might be utilized in Marion.

#### Housing

1. Home maintenance should be improved. Deteriorated housing could be improved through painting or repairs to roof, chimneys, windows, doors, steps, porches, floors, walls and other such items. The City might develop some sort of contest to spur home improvements.

2. Dilapidated housing should be removed when vacated. Strict code enforcement in many cities has worked favorably in this respect.
3. Vacant dilapidated nonresidential buildings not in use should be removed.

#### Economic

1. Encourage hiring of the handicapped in order to raise family incomes.
2. Encourage education as a means of upgrading salary levels and fostering a sense of pride in one's self.
3. Encourage high quality industry to locate in and near Marion so that more job opportunities can be available and the city can begin to diversify its economy.
4. Continue the attempt to obtain funding for public housing for families that cannot afford standard housing.
5. To foster a sense of pride which would result in better maintenance, families should be encouraged to buy homes rather than rent.
6. Make use of Federal funds to educate and to train the unemployed or underemployed and physically handicapped persons for better jobs. A possible source for Federal funding is the Department of Health, Education and Welfare, Office of Education. Possible programs include the Economic Opportunity Act of 1965, Vocational Education Amendment of 1968, Elementary and Secondary Education Act of 1965 and Cooperative Research Act. Additional and more specific information can be obtained from the regional office of HEW at: 50 Seventh Street, N. E., Room 404, Atlanta, Georgia 30323. As more skilled workers are available, it will be easier to attract industrial plants that provide higher paying jobs.

7. Citizens should be encouraged to make use of McDowell Technical Institute to improve their vocational abilities. This should be viewed as a viable alternative to a four year college education.
8. Interested citizens should be encouraged to seek small loans from the Federal government in order to help finance small businesses.

#### Environmental

1. Adopt and enforce codes and ordinances such as zoning ordinances, subdivision regulations, building codes and housing codes in the planning area. Continue the active enforcement of zoning and building codes and begin to enforce subdivision regulations in the city.
2. Landscape public areas and encourage garden clubs to landscape vacant areas wherever possible.
3. Keep vacant lots free from weeds and trash.
4. Remove all old junk cars from residential areas.
5. Pave all streets within the corporate limits. This should include curb and gutters for adequate drainage.
6. Sidewalks should be provided in areas of heavy pedestrian traffic.
7. Elimination of residential nuisances such as noise and odor resulting from mixed land use in residential areas should be encouraged through the zoning ordinance.
8. Provide small recreation areas to serve the people in all neighborhoods.
9. To the extent possible, heavy traffic volume should be diverted from residential streets.
10. Adequate lighting should be provided along all residential streets in the corporate limits.

11. Buffers and parks should be provided to divide residential land use from commercial or industrial land use.
12. The city should encourage the support of a beautification commission composed of civic minded people who have the time and motivation to devote to such an organization. The commission could concentrate on various types of beautification campaigns, gardening projects, removal of junk automobiles and other such clean-up projects. The city should provide financial support to the commission in the purchase of shrubbery, trees, etc. The active participation of area residents in any clean-up project should be encouraged. This would help create a justifiable sense of pride from the act of participating in the completion of such projects.

#### Social

1. Control the advent and spread of disease through education campaigns.
2. Special grants should be obtained from the U. S. Public Health Service to provide for intensive community vaccination efforts and research work in communicable diseases, tuberculosis control and venereal disease.



### Recommended Blight Control Program

It is not difficult to pinpoint most blighted areas in Marion. This study is intended to not only point out blighted areas but to indicate blighting factors so that more meaningful recommendations can be made for the elimination of blight. All blighting factors indicated should be considered in steps to eliminate blight. The degree of blighting factors present in each neighborhood is the basis on which proposed treatment areas are designated. There are three types of renewal treatment.

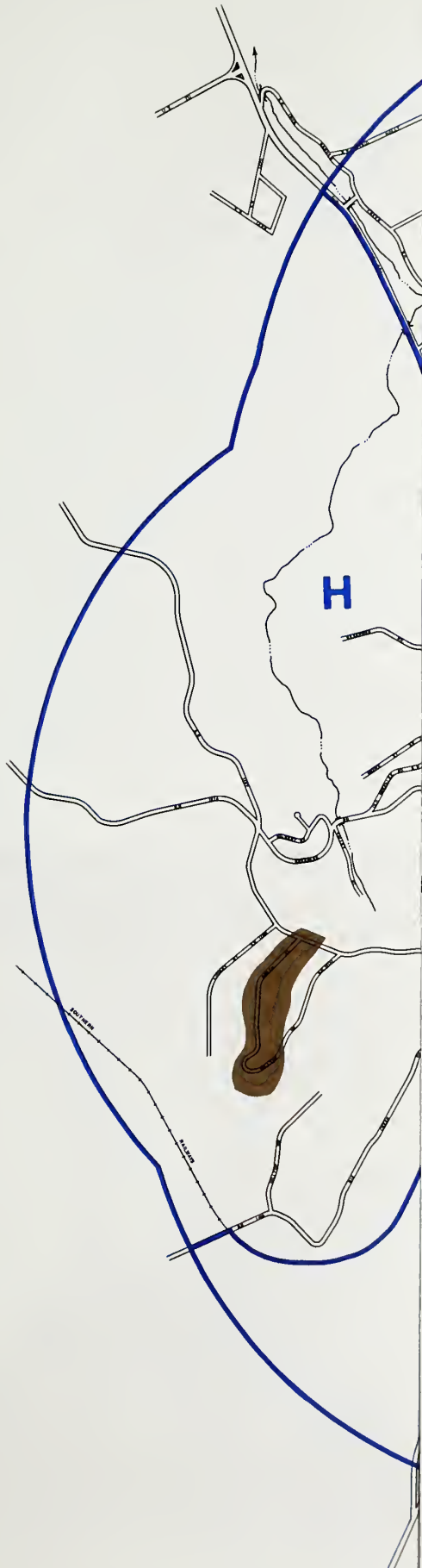
Conservation - Conservation is the method utilized for protecting neighborhoods that are not seriously blighted. Conservation action requires cooperation between local government officials and residents living in such areas. The aim of conservation action is to preserve and maintain the pleasing qualities of a neighborhood. Such preservation includes minor repairs, painting and landscaping. Some of the tools of conservation are local codes and ordinances and clean-up campaigns. Occasionally, rehabilitation is needed in a conservation area. Since conservation action checks blight before it begins, its importance to a city cannot be overstressed.

Rehabilitation - Rehabilitation action is the primary method for reviving an area that has begun to deteriorate. Often such neighborhoods have code violations and abundant substandard housing. It is only feasible to rehabilitate when such rehabilitation is cheaper or more practical than total clearance and reconstruction. Rehabilitation may involve demolition of parts of a neighborhood or it may involve public improvements such as street changes, water and sewer extensions and park additions.

Redevelopment - Redevelopment action is the last alternative to urban renewal. It is undertaken only when neighborhoods have reached a point of decay whereby it would be unrealistic to try to repair or revive them. Generally, such neighborhoods have mostly substandard housing, poor street design and high incidence of both social and environmental blight factors. Treatment of such areas consists of acquiring and removing all substandard structures and replotting the area. The reuse of redevelopment areas may be for any type use or even any combination of uses that fits the city's land development plan. A program of clearance of blighted housing to be effective must provide for the relocation of the inhabitants in suitable standard housing.

The Recommended Treatment Areas Map is presented in a general way. It should be followed up by more detailed surveys and analyses in these areas where problems are sorted out and in those areas recommended for redevelopment.

# ARION, NORTH CAROLINA



14

**COMMENDED TREATMENT  
AS**

**ND**

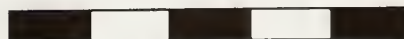
**H**

**CONSERVATION  
REHABILITATION  
REDEVELOPMENT**

**E: Department of Natural and Economic Resources  
Division of Community Assistance**



0 800 1600 2400 3200 4000



SCALE IN FEET

Redevelopment - Redevelopment action is the last alternative to urban renewal. It is undertaken only when neighborhoods have reached a point of decay whereby it would be unrealistic to try to repair or revive them. Generally, such neighborhoods have mostly substandard housing, poor street design and high incidence of both social and environmental blight factors. Treatment of such areas consists of acquiring and removing all substandard structures and replotting the area. The reuse of redevelopment areas may be for any type use or even any combination of uses that fits the city's land development plan. A program of clearance of blighted housing to be effective must provide for the relocation of the inhabitants in suitable standard housing.

The Recommended Treatment Areas Map is presented in a general way. It should be followed up by more detailed surveys and analyses in these areas where problems are sorted out and in those areas recommended for redevelopment.

# MARION, NORTH CAROLINA

MAP 14

## RECOMMENDED TREATMENT AREAS

### LEGEND

-  CONSERVATION
-  REHABILITATION
-  REDEVELOPMENT

SOURCE: Department of Natural and Economic Resources  
Division of Community Assistance



0 800 1600 2400 3200 4000  
SCALE IN FEET



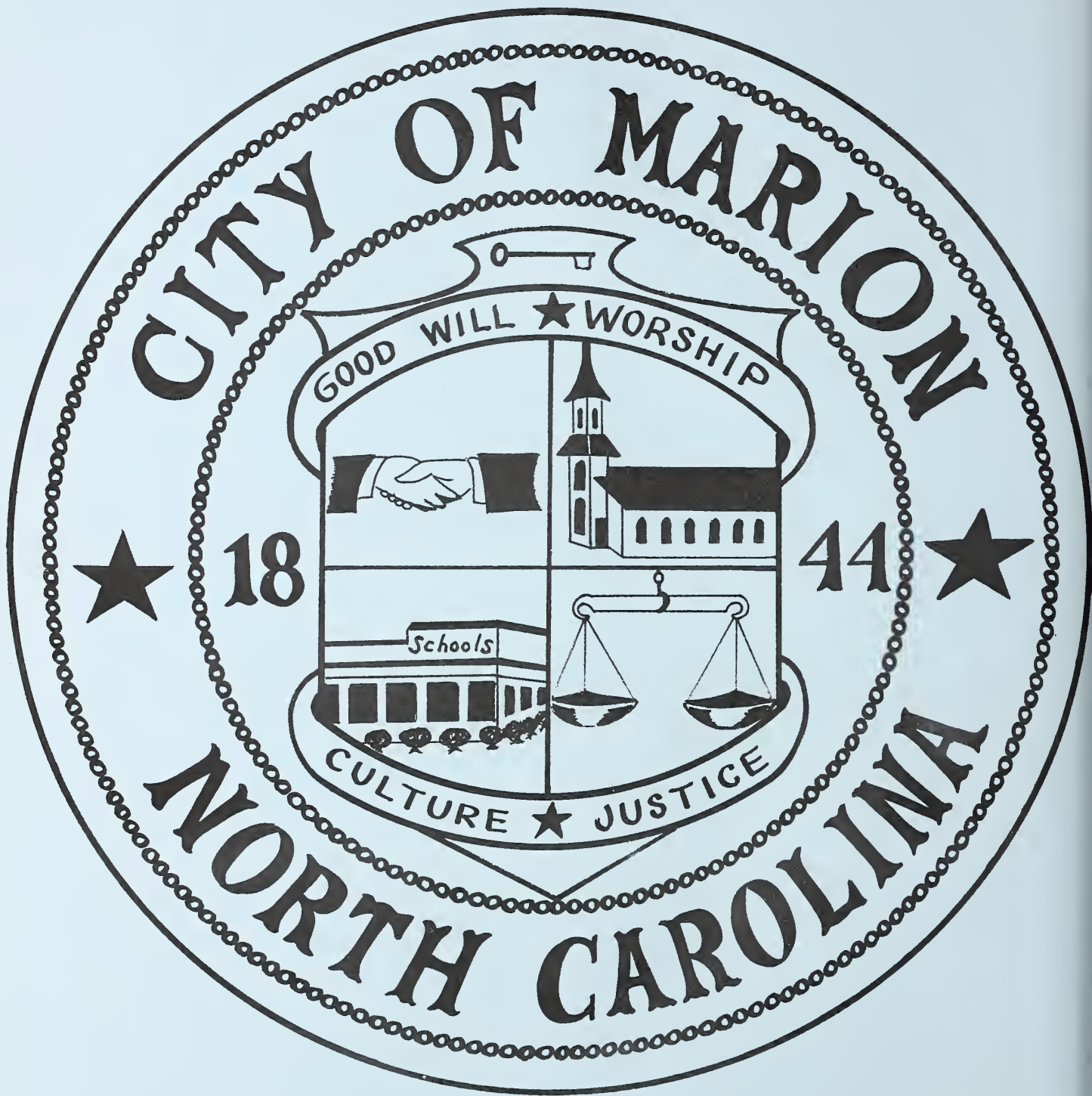




## Concluding Remarks



**PART 8**



## CONCLUDING REMARKS

This report has focused its attention on blight. An attempt has been made to show that blight expresses itself not only in physical deterioration but in social, mental and spiritual deterioration as well. These latter three characteristics can be classified as social blight. Any program geared to the conservation, rehabilitation or redevelopment of existing substandard housing units must be designed to counteract both physical and social blight at the same time. These two lines of attack are so interrelated that to concentrate on one without the other would be seriously deficient and doomed to failure.

Any program designed to combat blight must also be concerned with issues of human welfare, such as room for personal growth, economic opportunity and social participation. Marion's most important resource is its people. Consequently the city should invest in the improvement of personal skills and resources to enable its people to earn a productive place in the community, and provide for the needs of the elderly and sick. This investment can take many forms such as improved guidance and counseling of school dropout , children with personal or family problems and unwed mothers, establishment of improved and expanded vocational training opportunities for adults and those high school students not intending to pursue a college education, and providing planned activities for the elderly.

The quality of the local environment is playing an increasingly important role in industrial location decisions. While the availability of land, water and sewer and other utilities, and low taxes are important, the quality of the labor force, schools, health care facilities and housing and the availability of recreational, educational and cultural opportunities, are becoming



increasingly significant in attracting new industry to an area. It is very important that Marion realize this. Without increased employment opportunities the community will lose its most productive citizens, the young people graduating from high school and college, to areas providing these opportunities.

The key issue in planning for comprehensive development is how best to interact with the larger problems of education, employment and systems of social institutions. These matters are especially difficult when these problems are acute and exhibit a tendency to perpetuate poverty and despair. While each of these has environmental aspects, the primary concentration must be in terms of program ingenuity, supporting legislation and financial aid. The focus, for example, in education is not the school plant, though it includes it. The focus is the program, the quality of the teaching and the ingenuity in reaching the children effectively and motivating them. The focus in employment is not the industrial area or transportation facilities, though it includes those as well. The focus is an advancing technology, consumption patterns, manpower development, trade or fiscal policies, and the elimination of discriminating practices. The focus on the system of social institutions is not the economically imbalanced community as much as it is the whole set of built-in attitudes which must be dealt with through political and social accommodations. Quality housing, good roads and better community facilities can be realized more effectively if we concentrate on assisting and motivating people to help themselves.

TABLE 15

## COMPARISON OF NEIGHBORHOODS BY SELECTED CHARACTERISTICS

Neighborhood	Substandard Housing		Tuberculosis		Illegitimate Births		Major Crimes		School Dropouts		Venereal Disease		Fires		City		Fringe	
	A*	B*	A*	B*	A*	B*	A*	B*	A*	B*	A*	B*	A*	B*	Rank	Rank	Rank	Rank
A	13.8	3	0	1	1.265	6	5.063	3	0	1	0	1	0	1		2		
B	36.7	6	0	1	.350	4	10.877	5	1.403	5	2.105	6	.73	2		6		
C	9.4	1	0	1	.952	5	.952	1	0	1	0	1	1.1	4		1		
D	13.5	2	0	1	0	1	18.220	6	1.694	6	.423	3	1.4	5		5		
E	18.6	4	0	1	0	1	9.130	4	1.304	4	.434	4	.9	3		3		
F	23.2	5	0	1	0	1	2.283	2	.913	3	.913	5	1.5	6		4		
Fringe																		
G	37.6	3	.392	4	.589	4			.982	2	.196	1	1.1	2			3	
H	30.3	1	0	1	.226	2			2.267	4	.453	2	1.4	4			2	
I	30.8	2	.278	3	0	1			.695	1	.556	3	1.2	3			1	
J	53.1	4	.251	2	.377	3			1.763	3	1.511	4	1.0	1			4	

A\* --- Per 100 Occupied Dwelling Units

B\* --- Rank





## APPENDIX

### Environmental Considerations and Abstract

This Neighborhood Analysis for Marion, North Carolina divides the City into six neighborhoods and the one-mile planning area into four neighborhoods for the purposes of study and comparison. Each neighborhood is described according to geographic boundaries and housing conditions. Social, economic and environmental conditions are studied for all neighborhoods within Marion. Conditions in the planning area are presented when data is readily available. In addition, each neighborhood is analyzed with respect to total blight and recommendations are made for the elimination or warding off of blight accordingly.

#### I. Housing Conditions

This study pinpoints areas of substandard (deteriorated and dilapidated) housing. Some of these houses are built on very steep slopes and other areas generally unsuited for residential development. The study recommends the demolition of all dilapidated housing when adequate relocation housing becomes available. This program would have a positive environmental effect in that it would provide for those now living in dilapidated housing a safer more decent place in which to live. This in turn would create a more positive attitude on the part of these individuals by fostering a greater sense of pride in themselves, their homes and their community. In addition, the appearance of the landscape will be improved with the removal of these dilapidated houses. Several adequate sites exist in Marion and the planning area for relocation housing. The study also recommends fix-up campaigns on deteriorated housing and an active building code enforcement program. While incurring some expense on the part of individual home owners, this program would nevertheless prevent the spread of substandard housing.

## II. Economic Conditions

The study recommends several programs to improve family incomes, including a better utilization of McDowell Technical Institute, especially for those who do not want or cannot afford to attend a four year college, an attempt to diversify the local economy by attracting good paying pollution free industry and encouraging the employment of the handicapped. Unless proper controls are placed on any new industry locating in Marion, odor, noise and other types of pollution will increase for the whole community. While these controls might in a few cases discourage industry from locating in Marion, this is a small price to pay for creating a healthy environment.

## III. Environmental Conditions

This study examines various unhealthy environmental conditions including fire occurrences, vehicle and pedestrian accidents, unpaved streets, inadequate recreation and school facilities, heavy traffic volumes, and overcrowding within dwelling units. By pinpointing where these conditions most often occur will enable the City to organize expenditures and programs to eliminate or reduce these unhealthy conditions. Attacking these problems would create additional financial commitments from the City but would be worth the expenditure in that Marion would become a safer, healthier, more wholesome place in which to live.

## IV. Social Conditions

The following social conditions are studied: stillbirths and infant mortality, tuberculosis, illegitimate births, adult crimes against persons and property, juvenile delinquency, public welfare, school dropouts and venereal disease. These conditions create both personal and

public problems but can only be solved through a personal rehabilitation. The study recommends a program of education and counseling in order to encourage those people afflicted with these unhealthy conditions to help themselves. Only positive effects would be the result.

#### V. General

A more general program of cleaning up littered areas and vacant lots, improving visibility at intersections, removing junk automobiles and appliances and landscaping various areas has been recommended in this study. Any program aimed at these problems, while requiring certain financial obligations from the local government, will, nevertheless, move Marion in the direction of a more wholesome environment for the entire community.

STATE LIBRARY OF NORTH CAROLINA



3 3091 00748 3225





